

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 15 JUNE 2015  
IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors S Cousins, M Deards, R Deering, Mrs S Dunkley and P Ruffles

IN ATTENDANCE: Ms N Villa (Town Clerk)

**37. APOLOGIES FOR ABSENCE**

None

**38. DECLARATIONS OF INTEREST**

None			

**39. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 1 June 2015 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

**40. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA – PAPER A**

It was **RESOLVED** that:

The action sheet be noted.

**41. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC**

None

**42. PLANNING APPLICATIONS**

The Committee considered current planning applications, and commented as follows:

3/14/0924/FP/LP	Richard Hale School, Hale Rd	Artificial turf pitch and associated fencing, 6 x 14m high floodlight columns and storage container. Creation of 3 bunds and amendments to parking provision to provide 34 parking spaces – Amendment to the number of parking spaces
No comment		

3/15/0948/HH/AH	15 Fairfax Road	Two storey rear extension, demolition of existing garage and erection of double garage
No Objection		

3/15/0995/HH/AH	Flat 4, 33 Queens Road	Replacement of existing bay opening window with opening doors and balustrade
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No Objection		
3/15/0791/FUL/MC & 3/140792/LBC/MC	The Bramleys, Goldings Lane, Waterford	Sub division of 2no 3 bed properties with basement
No Objection		
3/15/0945/FUL/JS	61 Fore Street	Change of use of ground floor and basement from A1 retail to drinking establishment A4
The Committee does not usually approve the change of use from A1 and although it does consider every application on its merit, it has particular concerns about this application due to its location, which the Committee feels is unsuitable for a drinking establishment.		
3/15/0990/HH/JS	32 Sandy Close	New porch roof, remodel existing front extension, two storey rear extension, replace conservatory with single storey rear extension
No Objection		
3/15/1025/HH/SD	10 The Squirrels	Single storey front extension and conversion of garage to habitable room
No Objection		
3/15/1043/HH/AH	Bengeo Hall, St Leonard's Road	Removal of existing perimeter fencing – approx. 250m that has fallen into disrepair and replaced with post and rail fencing
No Objection		
3/15/1061/HH/MC	6 Fordwich Hill	Single storey rear extension
No Objection		
3/15/0971/HH/AH	2 Mayflower Close	Extensions and alterations to create 6 bedroom house, triple garage and associated driveway, parking and access
Deferred to next meeting		
3/15/0889/HH/SD	38 Glebe Road	Two storey side/rear extension and single storey front extension
No Objection		
3/15/0857/LBC/AH	7 Millbridge Mews	New kitchen to be installed; new bathroom to be installed; new condensing boiler to be installed, including relocation from under the stairs to 1 <sup>st</sup> floor kitchen; boiler flue installed in roof to the rear kitchen/bathroom vent installed in the roof to the rear.
Deferred to next meeting		
3/15/1107/HH/SD	The Olde Stable, 1a Davies Street	Single storey rear extension, conversion of part garage to habitable room and insertion of window in side elevation
Deferred to next meeting		
3/15/1116/HH/MC	1 Balsams Close	Single storey side extension for a car port
No Objection		

3/15/1118/FUL/MC	356-364 Ware Road	Redevelopment of the site to provide 34no dwellings (2no 1 bed flats; 24no 2 bed flats and 8no 4 bed townhouses) together with associated car parking and landscaping
<p>Cllr P Ruffles sat out and took no part in the discussion or vote on this application.</p> <p>The Committee received a report from Cllr Deards on a presentation that he had attended on this proposal. It was felt that whilst development of this site was welcome as it had been an eyesore for some time there were a number of concerns that the Committee wished to raise including:</p> <ul style="list-style-type: none"> <li>a) 1.5 parking spaces per property was considered inadequate</li> <li>b) Better use to be made of solar panels</li> <li>c) s106 funding levels are too low to meaningfully contribute to the local community, especially when considering the increased pressure on already oversubscribed schools and health centres</li> <li>d) A pathway through the woods to Wheatcroft school should be considered</li> </ul>		

Councillors Cousins, Deering and Ruffles declared that any views expressed about applications were on the evidence before them so far, and at this meeting. They reserved the right to speak on additional evidence, which may be presented to them subsequently as District Councillors.

**43. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

It was **RESOLVED** that:

The review of decision notices from East Herts Council be noted. It was requested that the reasons for granting/refusing permission be added to this sheet.

**44. CORRESPONDENCE**

None

**45. A BOARDS AND OUTSIDE DINING FACILITIES IN THE MAIDENHEAD STREET AREA**

The Sub Committee considered a report on A Boards and outside dining facilities. There was a discussions about whether A Boards are necessary or desirable in town, with a suggestion that wall mounted 'pub signs' may be more appropriate, subject to the relevant consents' to ensure the pavements remained obstruction free. It was noted that some establishments have more than one board and that in some areas of the town there were a proliferation of boards in confined spaces.

The Sub Committee was broadly supportive of outside dining facilities but noted that this was not a view shared by all and it was concerned about disruption to residents. It was felt that tighter licensing was required and that the appropriate authority to undertaken this role is East Herts Council as it already has significant licensing responsibilities. However it was felt that that authority should seek to consult with the Town Council on all applications.

It was **RESOLVED** that:

- a) The Sub Committee supports the abolition of A Boards from the Town Centre
- b) The Sub Committee request that East Herts Council seek delegated authority from Hertfordshire County Council to determine applications for street café licensing, in consultation with Hertford Town Council.

**46. HERTFORDSHIRE RAIL STRATEGY PUBLIC CONSULTATION**

It was RESOLVED that:

- a) This item be deferred to the next meeting and that the Clerk prepare an Executive Summary for Members highlighting the areas affecting the town.

**47. ITEMS FOR FUTURE AGENDA**

Missing wall at the Hertford Club

Installation/replacement of coping bricks at various locations throughout the town.

Meeting closed at 1925