

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 19 OCTOBER 2015 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: R Deering, Mrs S Dunkley and P Ruffles

IN ATTENDANCE: Tricia Carpenter – Interim Town Clerk
Jackie Haynes – Mayor’s Secretary
1 member of the press

256. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr S Cousins (Holiday) and Cllr Dr Radford (Mayoral engagement)

257. DECLARATIONS OF INTEREST

Cllr P Ruffles	DPI	Hertford Golf Course	Member of Hertfordshire County Council.
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258. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 5 October 2015 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The action sheet be noted.

260. QUESTIONS AND/OR STATEMENTS FROM MEMBERS OF THE PUBLIC

None

261. PLANNING APPLICATIONS

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

3/15/1936/HH/AH	28 Sandy Close	Proposed two storey rear extension and external alterations (<i>Sele Ward</i>)
No objection		

3/15/1961/HH/AH	42 Woodlands Road	Garage conversion, 1 st floor front extension, ground floor porch extension (<i>Kingsmead Ward</i>)
No objection. Whilst the Committee would generally not approve the conversion of garages, it was noted that in this area there was suitable off street parking.		

3/15/1886/HH/SD	51 Byde Street	Demolition of existing single storey flat roofed bathroom extension and utility room
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		outhouse. Replace with two storey rear extension. Changes to ground floor fenestration (<i>Bengeo Ward</i>)
Objection. The Committee noted that the properties to the rear at 1-5 Fanshawe Street were situated on higher ground and would be visually detrimentally affected.		
3/15/1966/HH/SD	10 The Finches	2 storey rear extension (<i>Kingsmead Ward</i>)
No objection		
3/15/1953/HH/MC	27 Fanshawe Street	Demolition of existing single storey rear extension/conservatory. Construction of 2 storey rear extension and rear basement extension. New window on first floor level (<i>Bengeo Ward</i>)
No objection		
3/15/1902/FUL/MC	2-4 Parliament Square	Change of use of 1 st floor beauty salon to form 3 hotel bedrooms and internal alterations to 2 nd floor to form a further 3 hotel bedrooms with internal access and first and second floor at Hertford House Hotel (<i>Castle Ward</i>)
No objection		
3/15/1954/HH/EB	51 Wellington Street	Loft conversion including erection of rear dormer and insertion of front roof light. Alterations to openings and insertion of two roof lights to existing rear extension.
No objection		
3/15/1974/VAR/DS	28 Old Cross	Remove condition 4 of planning approval 3/14/1841/FP' conversion of the former McMullens brewery to 7 no. residential apartments and business and community use units' removing the scheme for the repair and refurbishment of the business and community use spaces.
No objection provided there would continue to be a community use facility at the site.		
3/15/1800/LBC/SD	7 Port Hill	Lower the floor level in the cellar in order to create adequate head space, thereby removing a safety hazard (repeated bump heads and improving the useability of the cellar.
No objection		
3/15/1988/HH/AH	27 Windsor Drive	Brick built detached garage complete with ridged roof
No objection		
SLUP/CM0953	Hertford Golf Course, London Road	Application of the incorporation of a water harvesting scheme for sustainable irrigation and an improved drainage system through importation of recovered soils/inert waste together with an upgraded facility in the form of wooden clad covered practice bays at the Golf Course under construction
Objection: Concern was expressed at the number of vehicular movements in the area and the effect it would have on local residents. Further concerns were expressed		

regarding the siting of the practice bays and lighting and the resultant effect on residents.
 Note: Cllr Ruffles left the room during the discussion on this item.

3/15/1990/LBC/SD	97-101 Fore Street	Form new entrance door and lobby serving new first and second floor apartments. The conversion of part the ground floor restaurant to create new bin store servicing the new apartments. The reinstatement of the first and second floor level timber sash windows and dormer roof casement windows, the removal of three existing windows whereby their condition is deemed unrepairable by specialist and additional internal works and structure repairs. (<i>Castle Ward</i>)
No objection		

3/15/1879/LBC/LP	Queen Alexandra House, 2 Bluecoats Avenue	Change of use of unit 2 from offices (B1) to 7 residential apartments (C3) and associated internal alterations. (<i>Castle Ward</i>)
Objection: The Committee expressed concern at the loss of small office space to which this building readily lends itself.		

3/15/1118/FUL/MC	256-364 Ware Road	Redevelopment of the site to provide 34no dwellings (8no 1 bed flats, 18no 2 bed flats and 8no 4 bed townhouses) together with associated car parking and landscaping (<i>Kingsmead Ward</i>)
Concern was expressed regarding the rear of the site and its relationship to its environment with the high chalk boundaries of the Pinehurst estate and wondered what access the residents could have to the woodland.		

3/15/1878/FUL/LP	Queen Alexandra House, 2 Bluecoats Avenue	Change of use of unit 2 from offices (Class B1) to 7no. Residential Apartments (class C3) (<i>Castle Ward</i>)
Objection: The Committee expressed concern at the loss of small office space to which this building readily lends itself.		

3/15/1989/HH/MC	39 The Elms	Single storey side extension to front of garage. Garage Conversion, new replacement roof to garage and extension. Alteration to ground floor fenestration (<i>Kingsmead Ward</i>)
No objection		

Councillors 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.

262. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

It was **RESOLVED** that:

The review of decision notices from East Herts Council be noted.

263. CORRESPONDENCE

It was **RESOLVED** that the following appeals, to be determined by the written representation procedure, be noted:

3/15/1262/ADV	23 London Road
3/15/0880/FUL	7 Woodland Mount

264. ITEMS FOR FUTURE AGENDA

Street Naming and Numbering – Development at rear of site of St John’s Street and Railway Street.

Meeting closed at 7.15pm.