

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 14 MARCH 2016 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: R Deering, Mrs S Dunkley, Dr L Radford and P Ruffles

IN ATTENDANCE: Tricia Carpenter – Civic Administration Manager  
Jackie Haynes – Customer Services Assistant

**484. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Cousins (Personal Commitment)

**485. DECLARATIONS OF INTEREST**

Cllr Dr Linda Radford	Declarable	Planning Application – 3/16/0453/HH/AH 28 Church Road	The applicant is known to Cllr Dr Radford
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**486. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 29 February 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Shop Numbering – The Committee noted the correspondence received from East Herts Council however upheld their view regarding the difficulty of locating particular premises in the absence of shop numbering.

Proliferation of Signage Hertingfordbury Road/Mimram Road - The Committee were concerned that there has been an increase in signage and requested Officers to contact East Herts regarding enforcement action.

Bollywoods – The Committee were pleased to note the progressions of works at the former Bollywoods site.

It was **RESOLVED** that:

The action sheet be noted.

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

None.

**489. PLANNING APPLICATIONS**

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

3/16/0351/HH/MC	51 Fordwich Rise	Rear ground floor extension 2.4m deep and full width of house. Part first floor extension and new roof to existing side extension.
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		<i>(Sele Ward)</i>
Whilst the Committee did not object to this application, the Committee expressed their concerns about the terracing effect of repeated development in Fordwich Rise.		
3/16/0292/LBC/MC	Molewood Lodge, Molewood Road	Cat flap to the existing side door of the property. The door is a new double glazed door with a wooden panel at the bottom and not an original. <i>(Bengeo Ward)</i>
No Objection		
3/16/0423/HH/AH	6 Morgans Road	Extension to front porch with new roof. New brick wall to be added to front boundary of property. Erection of car port with a simple lean-to roof. Reduction of brick chimney stack. Additional gable to be added at rear of house. New window and door openings on ground floor and alterations to fenestration. <i>(Castle Ward)</i>
The Committee were pleased to see that the application has added some more interesting features to the property, however with reference to policy, particularly relevant in this case, the Committee objects to the reduction of the chimney stack.		
3/16/0414/HH/SD	28 New Road	Single storey side extension <i>(Bengeo Ward)</i>
No Objection		
3/16/0330/LBC/SD	3 Parliament Square	Illuminated fascia sign, illuminated hanging sign, new awning cover and 14 free standing banners/barriers <i>(Castle Ward)</i>
No Objection		
3/16/0357/HH/MC	107 Mandeville Road	First floor rear extension, insertion of new ground and first floor side windows <i>(Castle Ward)</i>
The Committee were concerned that due to the significant gradient of the land the proposed application would consequently impact and overlook neighbouring gardens.		
3/16/0437/HH/SD	29 Molewood Road	Single storey rear extension and loft conversion with 2 rear rooflights <i>(Bengeo Ward)</i>
No Objection		
3/16/0439/HH/SD	29 Molewood Road	Proposed loft conversion with new dormer window <i>(Bengeo Ward)</i>
No Objection		
3/16/0435/FUL/AH	19 Great Molewood	Proposed replacement of existing dwelling and conservatory with 5 bedroom dwelling and pitched roof to existing flat roof garage. <i>(Bengeo Ward)</i>
No Objection		
3/16/0378/FUL	5A Highfield Road	Demolition of existing house and erection of replacement 6no bedroom detached dwelling <i>(Castle Ward)</i>
No Objection		

3/16/0422/HH/SD	34 Cublands	Single storey front extension with pitched roof ( <i>Kingsmead Ward</i> )
No Objection		
3/16/0431/FUL/DS & 3/16/0432/LBC/DS	17-19 Castle Street	Change of use and alterations of restaurant/bar/wedding venue (sui generis) to class 3 (dwelling houses) consisting of 3no two bedroom and 5no one bedroom flats incorporating 1 <sup>st</sup> floor side extension. ( <i>Castle Ward</i> )
The Committee were concerned about the nature of the residential occupation due to the fact that it would impact heavily on restricted car parking facilities. The Committee also expressed concern about the location being suitable for class 3 residential housing.		
3/16/0456/HH/AH	The Warren, St Mary's Lane	Proposed car port. ( <i>Castle Ward</i> )
No Objection		
3/16/0466/HH/SD	5 Willis Grove, Balls Park	Single storey rear extension ( <i>Castle Ward</i> )
No Objection		
3/16/0488/VAR	Revels Croft Barn, Wadesmill Road	Variation of Condition 2 (hours of use) of Planning permission 3/08/0595/FP. Change of use of redundant grain store to storage warehouse – proposed operating hours be changed to Monday to Friday 6am -8pm. Sat & Sun 7am-6pm ( <i>Bengeo Ward</i> ).
The Committee expressed concern regarding the disruption to the neighbourhood in respect of vehicle movement and in particular the weekend operating hours.		
3/16/0473/FUL/MC	Mercedes-Benz of Hertford, Foxholes Business Park	Construction of single storey, elevated vehicle storage deck. ( <i>Kingsmead Ward</i> )
No Objection		
3/16/0425/FUL/EB	1-14 Coopers Court	Cage Structure around existing cycle shed enclosure in courtyard, retrospective. ( <i>Bengeo Ward</i> )
The Committee strongly objected as it was felt the proposed structure was not at all in keeping with the surrounding development.		
3/16/0483/FUL/HI	83 Railway Street	Change of use of basement to self contained flat, construction of new light wells and installation of car lift. ( <i>Castle Ward</i> )
No Objection		
3/16/0486/VAR/LP	Queen Alexandra House, 2 Bluecoats Avenue	Variation of Condition 2 (Approved plans) of planning permission 3/15/1878/FUL Change of use from offices (class B1) to 6no residential units (class C3) to enable internal alterations to ground floor layout ( <i>Castle Ward</i> )
No Objection		

3/16/0487/LBC/LP	Queen Alexandra House, 2 Bluecoats Avenue	Alterations to internal ground floor layout ( <i>Castle Ward</i> )
No Objection		
3/16/0521/HH/SD	3 Wentworth Road	Single storey side and two storey rear extension to create first floor. New dormers and roof lights to roof space, alterations to openings and change of materials to existing internal walls ( <i>Castle Ward</i> )
No Objection		
3/16/0527/HH/MC	11 Parkhurst Road	Proposed double storey and single storey rear extension ( <i>Bengeo Ward</i> )
The Committee expressed concern that the proposal was an overdevelopment of the site.		
3/160453/HH/AH	28 Church Road	Demolition of detached garage and ground floor rear bay projection. Proposed two storey side and single storey rear extensions. (Amended scheme to previous application 3/14/2087/FP) ( <i>Bengeo Ward</i> )
The Committee were concerned at the terracing effect in Church Road		
3/16/2459/FUL/AH & 3/16/0460/LBC/AH	Hertford Quaker House, 50 Railway Street	Replace existing door and small window with a wider door to enable disabled access ( <i>Castle Ward</i> )
The Committee strongly objected and felt the proposal was completely inappropriate considering the age and history of a building within the Conservation Area.		
3/16/0503/HH/EB	Silver Birches – High Molewood	Two storey front and rear extensions, single storey side extension creating a first floor balcony and single storey side extension to garage. New first floor front window and alterations to fenestration. ( <i>Bengeo Ward</i> )
No Objection		
3/16/0470/HH/AH	35 Liberty Close	Part 3 storey and part single storey side extension with basement. Single storey rear extension, front porch and loft conversion with rear dormer. ( <i>Castle 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.

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

It was **RESOLVED** that:

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

**491. CORRESPONDENCE**

None Received.

It was noted that a decision has yet to be received from the Inspector regarding The Prince of Wales, Hertingfordbury.

**492. STREET NAMING AND NUMBERING**

The Committee had received correspondence from East Herts Council requesting consideration for a name for the development of three blocks of flats and 11 houses at Tudor Way.

The Committee agreed with the recommendations of 'ARAGON COURT, BOLEYN COURT and CLEVES COURT' received from the developer.

**493. UNAUTHORISED SIGNAGE – A414 TOWARDS RUSH GREEN**

The Committee was requested to give consideration to writing to East Herts Council to request that enforcement action was taken to ensure the removal of the recently erected "Jewson" signage on the A414 towards Rush Green.

It was noted that enforcement action had been implemented and the sign had been removed.

**494. ITEMS FOR FUTURE AGENDA**

Green Belt & Conservation Areas – The Committee requested clarification of these local areas.

Meeting closed at 7.30pm