

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 18 APRIL 2016 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

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

IN ATTENDANCE: Tricia Carpenter – Civic Administration Manager
Jackie Haynes – Customer Services Assistant
1 member of the public

544. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs S Newton (Family Commitment).

545. DECLARATIONS OF INTEREST

Cllr P Ruffles	DPI	Planning Application: 3/16/0865/ADV/AH St Andrew's Church, St Andrew Street	Cllr P Ruffles is a Trustee at St Andrew's Church
Cllr P Ruffles	Personal	Planning Application: 3/16/0820/HH/DS 12 Stanley Street	The applicant is known to Cllr Ruffles
Cllr Dr L Radford	Personal	Planning Application: 3/16/0622/HH/AH 43 The Drive	The applicant is known to Cllr Dr L Radford
Cllrs Cousins, Deering & Ruffles	DPI	Planning Application: 3/16/0635/FUL/MC Hartham Leisure Centre, Hartham Lane	Cllrs are also District Council members

546. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 4 April 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

There were no matters arising.

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

None.

549. PLANNING APPLICATIONS

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

3/16/0635/FUL/MC	Hartham Leisure Centre, Hartham Lane	Additional 2 meters netting to existing 3G football pitch fencing (extend fence height from 3m to 5m) Total length 27m (<i>Bengeo Ward</i>)
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Cllrs Cousins, Deering and Ruffles left the room during the discussion on the proposed application. No Objection		
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3/16/0622/HH/AH	43 The Drive	Single storey extension at rear (conservatory) (<i>Bengeo Ward</i>)
No Objection		

3/16/0675/LBC/EB	5-7 St Andrew Street	1 x non illuminated set of fret cut acrylic letters on locators with applied vinyls. 1 x non illuminated traditional hanging sign. (<i>Bengeo Ward</i>)
No Objection		

3/16/0673/LBC/MC	Cecil House, 52 St Andrew Street	Erection of a brick wall including associated hard landscaping, a covered storage area and enclosure to base of spiral staircase requiring removal of 4 parking spaces. The creation of a widened doorway, ground floor access (double doors) to Cecil House Nursery from the external play space. Removal of kerb and verge to head to two car parking spaces to enable storage area for the relocation of the refuse and recycling bins away from the building. (<i>Bengeo Ward</i>)
<p>Whilst the Committee understands the logic of the proposal, it has considered the usage of the building and is concerned that the removal of parking spaces will add pressure to parking in an already congested area.</p> <p>The Committee also made reference to the front porch to the building that has currently lost one of its pillars, whilst they acknowledge that it is not part of this application the Committee would like to see the pillar replaced quickly in respect of its importance to this listed building.</p>		

3/16/0676/HH/EB	26 Wellington Street	Single storey rear extension (<i>Bengeo Ward</i>)
No Objection		

3/16/0657/HH/EB	14 Great Molewood	Removal of an existing dormer roof at the front. Proposed first floor front extension. Proposed lower ground floor rear extension (<i>Bengeo Ward</i>)
No Objection		

3/16/0698/HH/SD	70 Wellington Street	Loft conversion with rear facing dormer window and new window to rear elevation. (<i>Bengeo Ward</i>)
No Objection		

3/16/0708/HH/MC	48 Cowper Crescent	Two storey rear extension. Garage conversion. Single storey front extension. Front pitched roof to replace flat roof. (<i>Bengeo Ward</i>)
No Objection		

3/16/0705/HH/AH	39 Calton Avenue	Proposed double storey side extension, single storey rear extension and single storey pitched roof extension (<i>Sele Ward</i>)
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No Objection		
3/16/0765/HH/AH	223 Ware Road	Proposed part two storey/part single storey rear extension. Insertion of new 1 st floor side window (<i>Kingsmead Ward</i>)
No Objection		
3/16/0781/LBC/SD	97-101 Fore Street	Removal of existing window and below sill brickwork in order to reinstate entrance doorway to provide new entrance for new apartments (<i>Castle Ward</i>)
The Committee expressed an objection with a strong caution regarding the proposed change to the front façade of the building. The Committee feel that the balance and proportions of the building will be lost with this proposal.		
3/16/0721/ADV/DS	15 Maidenhead Street	Light to existing advertising board and advertising awning. (<i>Castle Ward</i>)
The Committee felt that the existing façade is not fitting and inconsistent with the historical context of the Town and lighting would compound the unsatisfactory impact of the advertisement.		
3/16/0798/HH/AH	40 The Drive	Two storey rear, single storey side and first floor front extensions. New first floor side extension (<i>Bengeo Ward</i>)
No Objection		
3/16/0816/HH/DS	2 Bayford Close	Two storey side extension (<i>Castle Ward</i>)
Whilst the Committee had no objection to this proposal it requests that the effect on the street scene be taken into consideration by the Planning Officer when viewing this application.		
3/16/0764/LBC/DS	15 West Street	Partition wall to ground floor WC cloakroom, partition wall to garage to create a utility room. Partition wall to bedroom 1 to create family bathroom and bedroom 2. Partition wall to basement cellar 2 to create plant room and WC. Demolition of basement wall between cellar 1 and 3 to create games room. Repair and replacement glazing panels only to existing sash windows, replace 1 x 1960's crittle window to bathroom. Basement damp proofing and refurbishment (<i>Castle Ward</i>)
The Committee raised no objection, however would like to ensure that the important heritage aspect is implemented upon the development.		
3/16/0820/HH/DS	12 Stanley Road	Erection of summer house in back garden (<i>Castle Ward</i>)
No Objection		
3/16/0778/HH/SD	1A Byde Street	Construction of two storey side extension with pitched roof. New porch entrance with pitched roof and new front bay window to existing front elevation (<i>Bengeo Ward</i>)
The Committee raised concerns about losing the outside buildings as they feel these structures historically reflect earlier inhabitants of these cottages and would not want to see this lost.		
3/16/0789/HH/AH	26 Raynham	Demolition of existing outbuilding and

	Street	outside WC and construct single storey rear extension (<i>Castle Ward</i>)
The Committee would be sorry to see the loss of the outside buildings that reflect the historic character of the street.		
3/16/0672/FUL/MC	Cecil House, 52 St Andrew Street	Removal of four car parking spaces and erection of a brick wall including associated hard landscaping. Covered storage area and enclosure to base of spiral staircase. The creation of a widened doorway (double doors) to ground floor access to Cecil House Nursery. Relocation of the refuse and recycling bins. (<i>Bengeo Ward</i>)
<p>Whilst the Committee understands the logic of the proposal, it has considered the usage of the building and is concerned that the removal of parking spaces will add pressure to parking in an already congested area.</p> <p>The Committee also made reference to the front porch to the building that has currently lost one of its pillars, whilst they acknowledge that it is not part of this application the Committee would like to see the pillar replaced quickly in respect of its importance to this listed building.</p>		
3/16/0837/HH/SD	17 Florence Court, North Road	Single storey rear extension (<i>Castle Ward</i>)
No Objection		
3/16/0838/HH/SD	96 Mangrove Road	Single storey rear extension (<i>Castle Ward</i>)
No Objection		
3/16/0786/LBC/AH	12-16 Fore Street	Internal alterations to ground floor, removal of three internal walls. Insert two internal columns. Block up existing internal door opening. Alterations to existing staircase (<i>Castle Ward</i>)
The Committee made no comment.		
3/16/0844/HH/AH	37 Lodge Close	Single storey rear extension (<i>Bengeo Ward</i>)
No Objection		
3/16/0865/ADV/AH	St Andrew's Church, St Andrew Street	An aluminium composite dipond sign, signal blue with white lettering mounted on grey aluminium posts. (<i>Bengeo Ward</i>)
<p>Cllr Ruffles left the room during the discussion on the proposed application.</p> <p>Objection. The Committee would prefer to see the proposal presented in a wooden structured form that would be more in keeping with the location and street scene.</p>		
3/16/0854/HH/EB	60 Brookside	Replacement of existing flat roofs with pitched roofs at the front and side/rear (<i>Castle Ward</i>)
No Objection		
3/16/0881/HH/EB	12 Bullocks Lane	Out house to be demolished. Proposed rear conservatory. Addition of new ground floor side window (<i>Castle Ward</i>)
The Committee raised concerns at the loss of the historic footprint of the property with the removal of the outside lavatory building.		

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.

550. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

551. CORRESPONDENCE

None received.

552. 'OH MY COD' FISH AND CHIP SHOP SIGNAGE

The Committee requested that the Enforcement Officer at East Herts Council be requested to assess the illuminated signage and take the necessary action.

553. TREE STUMP AT THE YEWS

Further action to be taken to seek the removal of the tree stump.

554. WOODLAND AREA AT PINEHURST

Further action to be taken to secure the removal of the redundant signage.

556. ITEMS FOR FUTURE AGENDA

1. Debris upon Hertingforbury Roundabout - Vehicle debris inside railings to be reported.

Meeting closed at 7.20pm