

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 8 AUGUST 2016 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: S Cousins, Dr L Radford and P Ruffles

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

156. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs M Deards (Personal commitment), R Deering (Personal commitment) and Mrs S Dunkley (Personal commitment)

157. DECLARATIONS OF INTEREST

Cllr Dr L Radford	DPI	Planning Application: 3/16/1444/FUL/SD Lombard House	Cllr Dr L Radford is a member of the Hertford Club
Cllr P Ruffles	Declarable	Planning Application: 3/16/1638/HH/AH 26 & 28 Parker Avenue	The applicant is known to Cllr Ruffles

158. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 25 July 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Nothing to report.

It was **RESOLVED** that:

The report be noted.

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

None.

161. PLANNING APPLICATIONS

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

3/16/1444/FUL/SD	Lombard House	Demolition of 3 sheds, log store and walk-in cold store and erection of 1 replacement shed, bin and barrel storage area to have a new slab base and panels, new Sandstone patio area, with a cast concrete nosing to the water-side. A laminated glass barrier to the height of 1100mm with stainless steel
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		supports will replace the existing brick wall. Replace pea shingle paths in the garden area with Sandstone to match the patio area. Create a covered area with the roof being a mirror of the garden-side, at the garden end of the new patio area. <i>(Castle Ward)</i>
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The Committee expressed concern at the appropriateness of the proposed development to replace the existing brick wall.
Note: Having previously declared a DPI, Cllr Dr L Radford left the room during the discussion on this item

3/16/1581/HH/SD	70 Wellington Street	Conversion of existing detached garage outbuilding to studio room, alterations for removal of existing monopitch roof and replacement with new double pitched roof and extended gable walls. <i>(Bengeo Ward)</i>
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The Committee was disappointed with the application by an applicant who is able to alleviate on street parking. In particular concerns were raised regarding the removal of the garage in view of the Town Councils Policy against loss of garages.

3/16/1605/HH/MC	37 Fanshawe Street	Construction of the new bin and cycle storage structure at front of the property between entrance porch and No.39 Fanshawe Street flank wall. <i>(Bengeo Ward)</i>
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No Objection

3/16/1606/FUL/AH	35 Liberty Close	Demolition of existing house and erection of replacement dwelling <i>(Castle Ward)</i>
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The Committee had difficulty understanding the reasoning for demolition and were extremely concerned at the potential loss of trees carrying a TPO.

3/16/1607/HH/EB	1 Bakers Cottages	Single storey rear extension <i>(Sele Ward)</i>
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No Objection

3/16/1609/HH/SD	8 Bluebell Close	Two storey side extension <i>(Kingsmead Ward)</i>
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No Objection

3/16/1625/HH/AH	26 Church Road	Part single-storey and part two-storey rear extension. Rebuilding works to one chimney stack and removal of one chimney stack. Replacement of existing windows. Removal of existing side windows. Proposed new window and door to replace existing ground floor side window. 2 new windows to ground floor side boundary wall. Insertion of sun tunnel and 2 roof lights in existing roof. Proposed removal and replacement of existing render finish to external walls. First floor front timber balcony to be repaired and reinstated. <i>(Bengeo Ward)</i>
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The loss of the chimney would be a disappointment to the Committee, as chimney conservation always makes an appropriate contribution to period features within the area.

3/16/1629/HH/AH	14 Currie Street	Single storey rear extension <i>(Castle Ward)</i>
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No Objection

3/16/1631/HH/MC	87 Fordwich Rise	Single storey rear extension (<i>Sele Ward</i>)
No Objection		
3/16/1632/HH/SD	6 Rib Vale	Two storey side and rear extensions (<i>Bengeo Ward</i>)
Concern was expressed by the Committee regarding the potential impact of the proposed extension to the residents of the neighbouring property No.4.		
3/16/1461/HH/DS	69 Queens Road	Replacement of building in garden with a new residential annexe, extension of access route and car parking space (<i>Castle Ward</i>)
Withdrawn		
3/16/1638/HH/AH	26 & 28 Parker Avenue	Proposed two storey rear extension on nos. 26 and 28 (<i>Bengeo Ward</i>)
No Objection		
3/16/1640/LBC/SD	83 Fore Street	Item A. 2no. sets of non-illuminated letters. Item B. Existing fascia and trough lights to be painted. Item C. Replacement carcass and panels only to existing projecting sign. Item D. 1no. non-illuminated menu unit fixed to existing post. Item E. 1no. set of 180mm hand painted letters. (<i>Castle Ward</i>)
The Committee considered that the proposed signage was too 'busy' for an important building on a main street within the Conservation Area.		
3/16/1646/HH/MC	24 Balfour Street	Single storey side extension to rear annexe. First floor rear extension and addition rooflights to rear. (<i>Bengeo Ward</i>)
No Objection		
3/16/1648/FUL/SD	Top Pots Westmill Farm Westmill Road Ware	Providing existing portacabin office and erection of new steel framed timber clad building to accommodate existing office and create new retail/storage space. (<i>Bengeo Ward</i>)
No Objection		
3/16/1651/HH/DS	2 Bayford Close	Two storey side extension. New ground floor front window opening and alterations to fenestration. (<i>Castle Ward</i>)
No Objection		
3/16/1665/HH/EB	11 Woodhall Close	Single storey rear extension replacing existing rear conservatory (<i>Bengeo Ward</i>)
No Objection		
3/16/1679/HH/AH	15 Admiral Street	New single storey conservatory at rear of the property (<i>Kingsmead Ward</i>)
No Objection		
3/16/1699/HH/EB	26 Wellington Street	Installation of bifold doors to rear. New raised decking with steps (<i>Bengeo Ward</i>)
No Objection		

3/16/1681/HH/SD	9 Wellington Street	Loft conversion with rear dormer window, single storey rear extension, conversion of sun room. New second floor and ground floor side window openings. New roof light to existing front roof. (<i>Bengeo Ward</i>)
No Objection		
3/16/1714/HH/EB	14 Great Molewood	Creation of additional space at lower ground floor, in the undercroft underneath the existing upper floor, to form a WC and boiler room. (<i>Bengeo Ward</i>)
No Objection		
3/16/1705/HH/SD	The Walled Manor, St Mary's Lane	Proposed subterranean extension to form basement with swimming pool, parking area and 2 no pedestrian glazing panels. (<i>Castle Ward</i>)
No Objection		
3/16/1721/ADV/MC	77 Ware Road	2no free standing non illuminated signs (<i>Kingsmead Ward</i>)
No Objection		
3/16/1730/HH/AH	2 The Wick	Single storey front extension and replace current flat roof with pitch roof across proposed lounge extension, porch and garage (<i>Bengeo Ward</i>)
No Objection		
3/16/1397/LBC/SD	5 Maidenhead Street	Painting of shop sign to existing fascia (<i>Castle Ward</i>)
The Committee would wish to ensure that the logo is indeed White and not Gold as shown in the proposed application		

Councillors Cousins 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.

162. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

163. CORRESPONDENCE

No correspondence received.

164. BRIDLEWAY 57, ST MARY'S LANE

Members discussed the distinct contrast with the two other nearby rural tracks; one a cinder track leading to Brickfields and the other an agricultural type surface track leading to Roxford House and considered the more urban proposal not appropriate in the rural agricultural setting. In addition the newly constructed brick entrance was found to be objectionable in the countryside location.

165. ITEMS FOR FUTURE AGENDA

No items were raised.

Meeting Closed: 7.15 pm