

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 14 NOVEMBER 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, P Ruffles.

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

299. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Dr L Radford (Mayoral engagement) and Cllr M Deards (Work commitment)

300. DECLARATIONS OF INTEREST

None			
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301. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 31 October 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

- Proliferation of Signage, Hertingfordbury Road/Mimram Road – The Committee understood that the Executive member had discussed the matter with East Herts Council Officers requesting an update on the action taken. The Committee also noted 'WH Brown' signs attached to railings at Castle Street and were advised that this has already been raised with the District Enforcement Officer.

The Committee **notes** the Action Sheet.

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

None.

305. PLANNING APPLICATIONS

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

3/16/2349/LBC/SD	97-101 Fore Street	Formation of new fire exit route from rear garden area, through existing kitchen extension into existing side alleyway service/fire escape route. Creation of new external steps. New door openings formed to provide 2no fire escape doors and new internal partition wall. (<i>Castle Ward</i>)
No Objection		

3/16/2361/HH/TG	Revels Croft Farmhouse, Wadesmill Road	Raise roof height of existing single storey dwelling to convert to double storey with proposed two storey and single storey front extension. New balcony and dormer windows to upper floor (<i>Bengeo Ward</i>)
No Objection		
3/16/2370/HH/AH	93 Fordwich Rise	Two storey side extension and single storey rear extension (<i>Sele Ward</i>)
The Committee was concerned that the proposal would create a possible terracing effect.		
3/16/2373/HH/EB	Maple Tree House, 36b Watermill Lane	First floor front extension and garage conversion with new window to replace garage door. Various new side window openings on lower ground floor, ground floor and first floor levels. (<i>Bengeo Ward</i>)
The Committee noted that the houses were built as a neighbouring pair and that the proposal would damage the pattern of symmetry.		
3/16/2371/HH/EB	2 Fordwich Close	Erection of porch canopy including new pitch roof over front of existing garage (<i>Sele Ward</i>)
No Objection		
3/16/2376/HH/TG	96 Ware Road	Demolition of conservatory, erection of a single storey rear extension and partial conversion of garage to habitable room (<i>Castle Ward</i>)
No Objection		
3/16/2388/HH/AH	321 Ware Road	Single storey side, rear and front extension with new pitched roof front porch (<i>Kingsmead Ward</i>)
No Objection		
3/16/2379/HH/SD	9 Wellington Street	Loft conversion with rear dormer window, single storey rear extension, conversion of rear sun room. New second floor and ground floor side window openings. New roof light to existing front roof. (<i>Bengeo Ward</i>)
No Objection		
3/16/2411/LBC/SD	5 Goldings Hall, Goldens Way	Construction of protective wall outside Goldings Hall (<i>Sele Ward</i>)
No Objection		
3/16/2413/LBC/TH	50 St Andrew Street	Installation of blue commemorative plaque on front elevation (<i>Castle Ward</i>)
No Comment		
3/16/2425/LBC/EB	The Grove, 54 Port Vale	Demolition of section of the brick wall along the private drive from The Grove to Port Vale to create new access to proposed dwelling (<i>Bengeo Ward</i>)
No Comment		

3/16/2421/HH/SD	34 The Drive	Proposed two storey rear and side extension. New proposed basement. New pitched roof to front porch. Front extension to roof to create new gable end and alterations to fenestration. (<i>Bengeo Ward</i>)
No Objection		

3/16/2431/LBC/SD	15-17 Parliament Square	Replacement externally illuminated fascia sign. Replacement externally illuminated projecting sign. 1no non illuminated chalk board. 6no replacement flood lights. 2no wall mounted brass lanterns. 2no internally illuminated menu units and 1no brass stratford lantern. (<i>Castle Ward</i>)
The Committee had no objections to the proposed signage but wished to be assured that the original Blackbird Cage is returned to its original site.		

3/16/2438/LBC/TG	The Stables, St Leonards Road	Insertion of two conservation roof lights into the lean-to roof above the kitchen in the north west elevation (<i>Bengeo Ward</i>)
No Objection		

3/16/2483/HH/SD	20 Warren Park Road	Proposed double storey rear extension with hipped roof (<i>Bengeo Ward</i>)
No Objection		

3/16/2474/HH/DS	14 Hagsdell Road	Proposed two storey front extension, two storey rear/side extensions, raised roof to facilitate loft conversion, new front and rear dormer window. Existing garage to be demolished (<i>Castle Ward</i>)
No Objection		

3/16/2491/FUL/SD	7 Sandy Close	Proposed two storey rear and side extensions incorporating 2no first floor rear Juliet balconies. Second floor rear dormer window. Single storey flat roof side conservatory. Alterations to fenestration. (Amendment to previous approval 3/16/1878/HH) (<i>Sele Ward</i>)
The Committee made no comment on the amendment, however, members remained concerned at the loss of the chimney which gave identity and character to the property.		

3/16/2499/HH/AH	43 The Drive	First floor side extension and raising of existing flank walls. Redesigning of main roof including new rear dormer to form loft conversion. New velux to front roof slope (<i>Bengeo Ward</i>)
The Committee raised concerns that the proposed roof dormer would overlook the neighbours to the rear of the property.		

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.

306. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

307. CORRESPONDENCE

None.

308. GOVIA THAMESLINK TIMETABLE CHANGES

The Committee considered the timetable changes and made the following comments:

Hertford Town Council strongly objected to the proposals, crucially the open ended period to prevent through travel from the Hertford loop into Stevenage and beyond, and at this juncture no date had been confirmed to implement Platform 5 at Stevenage. The Council objects to the fracturing of rail passengers journeys for an indefinite period.

Hertford Town Council has long appealed through various forms of consultation for improved services north to Cambridge and Peterborough to increase rail patronage, encourage passengers to use the route north from Enfield and Hertford rather than travel into London first and to reduce car travel. Members are concerned that the proposals would encourage more people to drive and would cause multiple traffic issues, particularly in the area around Watton-on-Stone Station for coaches which would cause a detrimental impact on village life

It is **RECOMMENDED** that:

The above comments be forwarded to the Development and Leisure Committee for consideration.

309. EAST HERTS COUNCIL DISTRICT PLAN

The Committee considered the detail within the East Herts District Plan as it affected Hertford and made the following comments:

Green Belt and Beyond - The Committee considered Green Belt extensions would be a preference in order to save important internal green space from development within Hertford. e.g. Leahoe House and Green fingers.

Housing mix – The importance of affordable housing and the mix of dwellings was important and should include bungalows.

Economic Development – Initiatives to create employment and investment in Hertford was important, as well as the need to retain local employment areas such as at Caxton Hill.

Retail and Town Centres – The retention of the historic character of the town centre was of importance with quality facades and associated advertisements on shops. Concern regarding the proposed re-development at Bircherley Green was expressed particularly regarding the size of the retail units and parking.

Design and Landscapes – Rooflines and ridge lines, if not otherwise interrupted, should include chimney stacks.

Transport – The internal network of bus routes should be retained.

Heritage – Major and minor heritage assets should be retained where sensible, such as buildings housing outside lavatory facilities, brick walls and railings and other features included within the Conservation Area Appraisal.

Water – With the possibility of gravel extraction in Bengoe, concern that clean water to the town could be endangered was expressed.

It was **RECOMMENDED** that:

The above comments be forwarded to the Development and Leisure Committee for consideration.

310. WATERFORD HEATH – PROPOSED FOOTPATH ADJACENT TO SACOMBE ROAD

The Committee considered the proposed route of the footpath and commented as follows:

The Committee welcomed the proposed footpath and would wish to see the extension through the woods along with the option of the kissing gate marked at 'c' on the plan.

It was **RESOLVED** that:

The above comments be forwarded to RR Environmental Communications Ltd.

311. FORE STREET REPAIR TO PARGETTING

The Committee expressed concern regarding the broken gutter on the listed buildings between Abel of Hertford and the adjacent premises, which was leading to damage to the pargetting. It was requested that East Herts Council conservation officers be informed to seek the required repairs to the guttering.

It was **RESOLVED** that:

The Committee requests the Clerk to write to the Conservation Officer at East Herts Council to seek repair to the guttering.

312. ITEMS FOR FUTURE AGENDA

None.

Meeting Closed: 7.35pm