

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 28 NOVEMBER 2016 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: S Cousins, M Deards, Mrs S Dunkley, Dr L Radford and P Ruffles,

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

**336. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr R Deering (work commitment)

**337. DECLARATIONS OF INTEREST**

Cllr P. Ruffles	Personal	Planning Application: 3/16/2420/FUL/NP The Grove, 54 Port Vale	The Applicant is known to Cllr Ruffles
Cllr P. Ruffles	Personal	Planning Application: 3/16/2594/HH & 3/16/2595/LBC 37 Port Hill	A neighbour of the Applicant is known to the Cllr Ruffles
Cllr P. Ruffles	DPI	Planning Application: 3/0527-15 Panshanger Quarry	Cllr Ruffles would take no role in the discussion on these items given the likely referral to the East Herts Council Development Management Committee/HCC Development Committee

**338. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 14 November 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

Fore Street Pargetting - The Committee discussed correspondence received from East Herts District Council in which they were informed that the site would continue to be monitored.

The Committee **notes** the Action Sheet.

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

None.

**341. PLANNING APPLICATIONS**

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

3/16/2420/FUL/NP	The Grove, 54 Port Vale	Erection of new five bedroom house, with vehicular access created through the wall adjacent to the existing private drive to The Grove ( <i>Bengeo Ward</i> )
In consideration of the application the Committee underlined the importance of the quality of design and in particular, referred to the agreeable principles of a similar approved construction at Allt Yr Yn in Port Hill. Members also raised concerns in respect of the construction works and the effect on the community.		
3/16/2511/FUL/EB	1-4 & 5 Harforde Court, John Tate Road	New external air conditioning units as part of an internal refurbishment ( <i>Kingsmead Ward</i> )
No Objection		
3/16/2480/FUL/DS	5A Highfield Road	Demolition of existing house and erection of detached replacement dwelling. ( <i>Castle Ward</i> )
No Comment		
3/16/2507/COU/DS	14 Bull Plain	Change of use from A1 to Sui Generis (Tattoo parlour and piercing)( <i>Castle Ward</i> )
No Comment		
3/16/2535/FUL/DS	Hertford County Hospital, North Road	Extension to existing hospital car park ( <i>Castle Ward</i> )
The Committee requested that the applicant provide protective fencing in agreement with the residents of neighbouring properties to assist in reducing the dispersion of carbon emissions from the parking vehicles.		
3/16/2527/HH	Park House, St Marys Lane	New vehicle access, driveway and car parking area with new timber access gates ( <i>Castle Ward</i> )
No Objection		
3/16/2538/HH	East Wing, Riversdale House, Ware Park	Summerhouse ( <i>Bengeo Ward</i> )
No Objection		
3/16/2548/HH	156 The Avenue	Single storey side extension ( <i>Bengeo Ward</i> )
No Objection		
3/16/2536/HH	35 Rib Vale	Demolition of the existing single storey rear extension and erection of new single storey rear extension ( <i>Bengeo Ward</i> )
No Objection		

3/16/2567/HH	2 Mayflower Close	Two storey side extension involving demolition of existing double garage and porch ( <i>Bengeo Ward</i> )
No Comment		

3/16/2566/HH	63 Cherry Tree Green	External alterations incorporating an existing flat roof to mono-pitched roof ( <i>Sele Ward</i> )
No Objection		

3/16/2584/HH	71 North Road	First floor front extension and raising of roof to enable loft conversion including front and rear rooflights ( <i>Castle Ward</i> )
The Committee objected to the proposed loss of the chimney stack which is an integral feature of the character of the property, the identity of which would be lost if the chimney was not retained.		

3/0527-15	Panshanger Quarry	Importation of inert restoration materials via a proposed new access off Panshanger Lane to restore phases F and H, together with the creation of a network of permissive paths and development of existing old barn for community use. Additional Information submitted.
No Objection <b>Note:</b> Cllr Ruffles left the room and took no part in the discussion on this item.		

3/16/2592/HH	11 The Elms	Single storey and two storey rear extension and garage conversion. ( <i>Kingsmead Road</i> )
The Committee raised concerns at the loss of light to property 13.		

3/16/2594/HH & 3/16/2595/LBC	37 Port Hill	Retrospective application for replacement close board fencing ( <i>Bengeo Ward</i> )
The Committee regretted the loss of the hedge, which was rooted in the 1850's and was a rural hedge of mixed species. Members would like to see the hedgerow replanted comparably in a bid to encourage wildlife.		

3/16/2562/HH	123 Fordwich Rise	Proposed single and double storey rear extension with single storey side and front extension (amendment to previous approval 3/16/0302/HH) ( <i>Sele Ward</i> )
The Committee expressed concern about the overdevelopment of the site which they felt would lead to a terracing effect.		

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.

### 342. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

**343. CORRESPONDENCE**

To note the following appeals to be determined by the written representation procedure:

3/16/1635/HH	3 Hollydell
316/0151/FUL	Marshgate Drive adjacent to Smeaton Court
3/16/2009/FUL	Land rear of 138 Hertingfordbury Road
3/16/1764/HH	88 Mangrove Road

**344. ITEMS FOR FUTURE AGENDA**

None.

Meeting Closed: 6.55pm