

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON TUESDAY 3 JANUARY 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr P Ruffles, in the Chair

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

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

In the absence of the Chairman, the Vice Chairman, Cllr Ruffles chaired the meeting.

391. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs B Haddock (Unwell) and Cllr Cousins (Personal Commitment)

392. DECLARATIONS OF INTEREST

All Members	DPI	Planning Application: 3/16/2816/LBC Hertford Castle	Application made by Hertford Town Council
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393. THE MINUTES

Members agreed that the discussion on Minute 363 at the meeting on 12 December 2016 should be broadened to illustrate in more detail that the discussion focused on Salisbury Square, Railway Street and the top of Maidenhead Street and does not implicate in particular Café Nero, only the vicinity.

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 12 December 2016 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

395. QUESTIONS AND/OR STATEMENTS FR/OM MEMBERS OF THE PUBLIC

None.

396. PLANNING APPLICATIONS

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

3/16/2713/HH	87 Fordwich Rise	Single storey rear extension (amendment to previous approval 3/16/1631/HH)(Sele Ward)
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No Objection

3/16/2195/FUL	4 North Road	Erection of new detached single storey playroom block to existing children's day care nursery (<i>Bengeo Ward</i>)
In the previous application when the playroom block was sited nearer to the river, some members were particularly unhappy about the appropriateness of the design in this location, although the Committee recognise the re-siting in this new application is a more positive proposal members are still unhappy with the impact on the surrounding area.		

3/16/2749/FUL	325 Ware Road	Demolition of existing dwelling and erection of 2no 3 bedroom dwellings (<i>Kingsmead Ward</i>)
No Comment		

3/16/2765/HH	37 Buckwells Field	Proposed loft conversion with side dormer and new second floor rear window
No Objection		

3/16/2354/HH	31 Currie street	Proposed rear conservatory infill extension
No Objection		

3/16/2790/HH	Maple Tree House 36B Watermill Lane	First floor front and rear extensions, ground 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 (Amendment to previous approval 3/16/2373/HH) (<i>Bengeo Ward</i>)
The Committee were reluctant at the proposed changes, as although this is a modern property, along with its neighbour they compliment each other and therefore members expressed a caution at damaging the symmetry. In addition members were also concerned at the potential for the side windows overlooking neighbouring properties.		

3/16/2770/FUL	Mercedes Benz, Foxholes Business Park, John Tate Road	Construction of single storey elevated vehicle storage deck (<i>Kingsmead Ward</i>)
The Committee are anxious to ensure that an entrance to a quality Business Park is maintained in an attractive way.		

3/16/2793/FUL	73 Queens Road	Demolition of existing bungalow and replacing with a 4 bedroom detached dwelling.
The Committee are disappointed at the proposed demolition of a bungalow. Hertford Town Council are keen to retain a varied housing mix within the district and the loss of such single storey properties will be of detriment to the housing stock. Members also took issue with the loss of the chimney and would like to see the chimney maintained to conserve the character of the street.		

3/16/2807/HH	88 Mangrove Road	Single storey rear extension. Two storey side and rear extension. Hip to gable and pitched roof rear dormer. Alterations to Fenestration.
No Objection		

3/16/2762/HH	68 Bengoe Street	Part single and part two storey rear extension, part demolition of garage outbuilding.
No Objection		

3/16/2800/HH	The Coach House Annexe, Ware Park, Ware	Ground floor rear extension
No Comment		

3/16/2801/HH	Silver Birches, High Molewood	Two storey front, rear and side extensions, single storey side extension with balcony above, alterations to fenestration.
No Objection		

3/16/2836/FUL	Morgans Primary School	New Roof over Courtyard
No Comment		

3/16/2816/LBC	Hertford Castle	Installation of internal partition wall on second floor office of Hertford Castle
No Comment		

3/16/2726/ADV	26 Maidenhead Street	Internally illuminated backlit fascia shop front sign (retrospective)
The Committee objected to the inappropriate signage and members are very anxious that within the Conservation Area that Maidenhead Street plays its part and this application is not consistent of and will not constitute to the quality of this ideal.		

3/16/2852/HH	2 Park Road	Single-storey rear extension to replace existing conservatory. Dormer roof extension to rear. Installation of flue to main roof.
The Committee was concerned about the metal flue and suggested that an encasement in brick cladding would be more characterful.		

3/16/2859/HH	56 Rib Vale	Two storey side/rear extension. Garage conversion with front pitched roof and new window to replace garage door.
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.

397. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

398. CORRESPONDENCE

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

3/16/1721/ADV	77 Ware Road
3/16/1843/FUL	2 Mayflower Close
3/16/1877/OUT	Former Brickfields Site

To note the following appeal decision from the Planning Inspectorate:

3/16/1635/HH	3 Hollydell
	Appeal dismissed.

399. ITEMS FOR FUTURE AGENDA

Bird Cage at The Blackbirds Public House - Prepare action to clarify the absence and return of the cage.

Alleyway at No.1 Riverside - Establish responsibility for road maintenance in respect of the current potholes at this site.

Meeting Closed: 7.00pm