

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 30 JANUARY 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: S Cousins, M Deards, R.Deering, Dr L Radford and P Ruffles

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

437. RECORDING OF MEETING.

It was noted that no person present wished to record the meeting.

438. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs Newton (Personal Commitment) and Cllr Mrs Dunkley (Holiday)

439. DECLARATIONS OF INTEREST

Cllr Ruffles	DPI	Planning Application: 3/0770-16 Land at Ware Park, Wadesmill Road	Cllr Ruffles is a member of the Committee at Hertfordshire County Council to which the application will also be presented
Cllr Ruffles & Cllr Deering	DPI	Planning Application: 3/17/0141/HH 111 Ware Road	Cllr Ruffles & Cllr Deering are members of the Committee at District Council to which the application will also be presented

440. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 16 January 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

Proliferation of Signage Hertingfordbury Road/Mimram Road: The Committee noted a small reduction in advertising signage on the Mimram Road, however the Members were disappointed that the Highways side was still heavily populated with at least 14 signs.

Proliferation of Signage at Bentley House: Members noted success following the removal of all advertising signage from Bentley House.

Alleyway adjacent to 1 Riverside, The Folly: The Committee noted the response from HCC confirming that responsibility of the pathway was likely to be with the owners of the adjoining properties and thanked the Officers for their assistance to establish this matter.

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

None.

443. PLANNING APPLICATIONS

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

3/17/0050/HH	8 Cumberland Close	Part single storey and part two storey rear and side extension. Single storey front extension. New first floor side window. (<i>Bengeo Ward</i>)
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Members expressed concern at the overdevelopment of this proposal and in particular that the additional side windows would overlook the neighbouring properties.

3/16/2822/FUL	77 Fore Street	Proposed change of use of veterinarian practice (D1) to residential (C3) for the creation of 4no residential dwellings. (<i>Castle Ward</i>) (CA)
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The Committee reiterated its previous position regarding concern that an additional dwelling would extend the lack of adequate parking on this site.

3/16/2538/FUL	East Wing Riversdale House, Ware Park	Change of use to land at rear of Riversdale House to facilitate construction of a Summer House (<i>Bengeo Ward</i>) (GB)
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The Committee was unable to comment due to insufficient information on the former use of the land at the rear, although Members noted that the applicant has stated it is at present garden land.

3/17/0092/HH	14 Hagsdell Road	Proposed two storey front extensions, two storey rear/side extensions, raised roof height. Demolition of existing garage – amended scheme to approval 3/16/2474/HH (<i>Castle Ward</i>)(CA)
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No Objection

3/16/0032/HH	16 Burleigh Road	Demolition of conservatory. Erection of a single storey side extension and two storey rear extension. (<i>Kingsmead Ward</i>)
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Concern was expressed that the proposal was an over development of the site.

3/0770 - 16	Land at Ware Park, Wadesmill Road	Application for phased extraction of 2.6 million tonnes of sand and gravel, a mobile dry screening plant, stockpile area,
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		weighbridge, wheelcleaning facilities, ancillary site offices, together with construction of a new access onto Wadesmill Road and phased restoration of landscaped farmland at a lower level. <i>(GB)(Bengeo Ward)</i>
<p>Objection: The Committee considered that the location was completely inappropriate and expressed concern in regards to noise levels, increased traffic, visual impact, road safety and dust. Should this proposal go ahead the Committee would wish to see strict controls on hours of work, vehicle movement which should not exceed 100 per day, monitoring of noise along with strict noise abatement controls and in addition monitoring and enforcement for the repair of damaged road surfaces or drains etc that HCC deems as caused by the trucks. The Committee would also wish to ensure that there was no weekend working and monitoring to ensure there was no vehicle access into Bengeo under any circumstances. Further concern was expressed regarding the volume of traffic onto the road, which had seen two fatal accidents in the last 18 months.</p> <p>Note: Having previously declared a DPI, Cllr Ruffles left the room during the discussion on this item.</p>		

3/17/0095/LBC	Flat 3 Dimsdale House, 80 Fore Street	Add secondary glazing to 2 windows <i>(Castle Ward) (CA)</i>
The Committee requested confirmation that the Conservation Officer was assured that no damage would happen to the fabric of the building in respect of this proposal.		

3/17/0099/FUL	Stoney Field, 20 St Mary's Lane	Demolition of existing detached dwelling and erection of new detached 5 bed dwelling with attached garages and accessible granny annexe. <i>(Castle Ward) (CA & GB)</i>
Members noted the importance of the Green Belt considerations and did not feel that the openness of the Green Belt was jeopardised by this application due to the existence of the previous building and that it does not affect other local buildings or the nearby Conservation Area.		

3/17/0108/ADV	Mercedes Benz of Hertford, Foxholes Business Park	1no internally illuminated replacement fascia sign (Sign D) and 1no new internally illuminated free standing pylon sign. <i>(Kingsmead Ward)(GB)</i>
The Committee objected to the internally illuminated signage and considered it inappropriate within the Green Belt area location.		

3/17/0075/FUL	St Josephs In The Park, St Mary's Lane	Alterations to include amendments to fenestration, new disabled parking spaces, new slab/brick paviour pathways and patio with brick edging, new trees and low-level bushes, and new timber fencing to the building known as 'Parklands Cottages' and main classroom buildings <i>(Castle Ward)(GB)</i>
The Committee raised concerns as to whether the proposed new timber fencing would match that of the existing. Furthermore Members considered the proposal inappropriate in a Green Belt area due to the openness.		

3/17/0121/HH	105 Ware Road	Two storey and single storey rear extension (re-submission of approval 3/13/1584/FP) <i>(Kingsmead Ward)</i>
No Objection		

3/17/0131/FUL	9 Ware Road	Proposed change of use from Sui Generis (beauty salon) to C3 – I residential unit (<i>Castle Ward</i>)
No Objection		
3/17/0141/HH	111 Ware Road	Replacement garage and store (<i>Kingsmead Ward</i>)
Whilst raising no objection to the proposal the Committee noted residents' concerns regarding access and boundary issues and the Committee requested that Building Conditions are put in place.		
Note: Having previously declared a DPI, Cllr Ruffles & Cllr Deering left the room during the discussion on this item.		
3/17/0143/HH	2 Ives Road	Part two storey/part single storey rear and side extension. Addition of front bay window to ground and first floors. Addition on side dormer window to roof (<i>Bengeo Ward</i>) (CA)
No Objection		
3/17/0125/HH	107 Ware Road	Two storey single storey rear extension (resubmission of approval 3/13/1584/FP)(<i>Kingsmead Ward</i>)
No Objection		
3/17/0122/HH	86 Fordwich Rise	Replacement conservatory (<i>Sele Ward</i>)
No Objection		
3/17/0154/HH	80 Stanstead Road	Retrospective application for replacement conservatory (<i>Kingsmead Ward</i>)
The Committee was disappointed at the retrospective nature of the application and agreed the proposal was not in keeping with neighbouring properties.		

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.

444. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

445. CORRESPONDENCE

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

3/16/1607/HH	1 Bakers Cottages, Broad Oak End
3/16/1675/FUL	77 Fore Street
3/16/1638/HH	26-28 Parker Avenue

446. BT CONSULTATION ON PAYPHONE REMOVAL

The Committee had been asked to comment on the proposed removal of 4 payphones in Hertford.

It was **RESOLVED** that:

The Committee supported the removal of three of the payphones but requested that the one close to Hertford North Station remain since this was the most heavily used of the four and was useful for commuters whose mobile phones may have run down.

447. ITEMS FOR FUTURE AGENDA

None.

Meeting Closed: 7.30pm