

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 13 MARCH 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs B Haddock, in the Chair

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

IN ATTENDANCE: Tricia Carpenter – Civic Admin Manager
Jackie Haynes – Customer Services Assistant
2 members of the public

520. RECORDING OF MEETING.

It was noted that Hertfordshire Mercury recorded the meeting via a live blog.

521. APOLOGIES FOR ABSENCE

No Apologies for absence were received.

522. DECLARATIONS OF INTEREST

Cllr S Cousins Cllr R Deering	DPI	Planning Application: 3/17/0392/FUL Bircherley Green Shopping Centre	Cllr Cousins & Cllr Deering are members of the Committee at District Council to which the application will also be presented
Cllr S Dunkley	Personal	Planning Application: 3/17/0392/FUL Bircherley Green Shopping Centre	The proposed development is close to Cllr Dunkley's residence.

523. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 27 February 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

Mr J Havard addressed the Committee regarding the planning application for replacement rear dormer windows to his property in Port Hill.

526. PLANNING APPLICATIONS

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

3/17/0392/FUL	Bircherley Green Shopping Centre	Mixed use development, including partial demolition of existing buildings, to provide up to 4694 sqm retail floorspace (Use classes A1 to A5), and 86 bed hotel (Use Class C1), 70 residential flats (use class 3). Refurbishment of existing car park to provide 113 pay and display, 70 residential, 5 car club (total 188) parking spaces, enhancement of bus station facilities, new public realm and landscaping to riverside, and associated works and improvements. <i>(Castle Ward CA)</i>
<p>The judgement to be considered when looking at planning applications within the Conservation area is, does a proposal maintain or enhance the Conservation Area? Unfortunately, in the judgement of the Committee, this application did neither, the redevelopment would not deliver anything more visually appealing than is already at the site of Bircherley Green.</p> <p>Concerns were raised in respect of the scale and form of the whole development and notably the 86 bed hotel which did not sit well with the existing buildings in Railway Street or the Quaker building opposite. In addition, inadequate public parking was a strong concern within the Town and with increased pressure from the residents of the proposed 70 flats and staff and occupants of the hotel, Members recognised that there would be a need to provide additional spaces for shoppers and visitors to the Hertford, including disabled parking.</p> <p>The Committee was pleased to see the retention of the bus station but felt that proposals for pedestrian movement from the Bus Station and surrounding vicinity would expose a conflict between pedestrians and vehicles and would not result in a friendly walk into the location from the east end of the site.</p> <p>Questions of clarification were also raised in regard to the access and timings of service vehicles, in particular the larger vehicles decanting services to the retail outlets within the development. In addition, Members requested assurances that refuse containers would be stored away from public view and that good access for removal of such was provided.</p> <p>The Committee wished to ensure that special consideration was given to the ancient property to the rear of 27 Railway Street, called 'The Elizabeth House', a structure retaining Tudor timbers, Members questioned the relationship and impact of this proposal on the important property.</p> <p>The Health Hub was viewed as a positive addition which would be good for the future development of Hertford and Members welcomed the positives of opening up the waterfront which would enhance this whole area in a far more attractive way, however once again raised questions in regard to the scale in height of the development and the impact to Folly Island.</p> <p>The Committee clarified that whilst it did see positive aspects to the development, nevertheless Council did not endorse the proposal and neither will seek to persuade the District Council to grant this application. Members requested that the Conservation Officer should ensure any redevelopment was in keeping with the historic nature of the Town.</p> <p>Note: Having previously declared a DPI, Cllr Cousins & Cllr Deering left the room and</p>		

took no part in the discussion on this item.
Note: Having previously declared a Personal Interest, Cllr Dunkley left the room and took no part in the discussion on this item.
Note: Cllr Ruffles forewent his future opportunity to take part in the determination process of this application at East Herts Council, and decided to remain in the room, debate and vote.

3/17/0433/HH	4 The Arbour	Single storey front extension. Part single/part 2 storey side extension on both side elevations. First floor front extension over existing garage with new side dormer window for habitable accommodation. Alteration to ground floor fenestration. <i>(Castle Ward CA)</i>
No Objection		

3/17/0420/FUL	15 Ware Road	Replacement of rotten wooden window frames with graphite grey (front) UPVC and white UPVC (rear) sealed double glazed units. <i>(Castle Ward CA)</i>
The Committee raised an objection to the replacement of current timber window frames to a UVPC alternative. In consideration that the rear of the property is visible Members do not advocate such a replacement in a Conservation Area.		

3/17/0438/FUL	Dun combe School 2-4 Warren Park Road	Installation of tensile roofing to cover existing artificial MUGA sports area. <i>(Binge CA)</i>
No Objection		

3/17/0448/HH	118 Cowper Crescent	Two storey and single storey rear extensions, garage conversion and alterations. <i>(Binge Ward)</i>
No Objection		

3/17/0465/HH	27 Oak Grove	Single storey front extension, change of hanging tiles to weatherboard cladding. <i>(Castle Ward GB)</i>
The Committee considered the openness of the Green Belt affected by the application and no objection was raised by this proposal. However Members requested that the Planners raise with the neighbouring application if there could be a parity between the two properties.		

3/17/0466/HH	29 Oak Grove	Single storey front extension, change hanging tiles to render <i>(Castle Ward GB)</i>
The Committee considered the openness of the Green Belt affected by the application and no objection was raised by this proposal. However Members requested that the Planners raise with the neighbouring application if there could be a parity between the two properties.		

3/17/0491/HH	34 Fans awe Street	2 storey rear extension and single storey side extension. Loft conversion with rear dormer window and 2no front Velux roof lights. New first floor side window opening <i>(Bengeo Ward CA)</i>
The Committee raised an objection to the proposal of front Velux roof lights which will not enhance the Conservation Area.		

3/17/0471/FUL	Ekins & Co 3A Great Northern Works	Two storey detached building for office in accordance with user classes B1, B2 & B8 (<i>Bengeo Ward CA</i>)
The Committee were supportive of this application, in particular to the employment opportunities and office accommodation that the proposal will deliver to the Town.		
3/17/0508/HH	14 Port Hill	Proposed 2no rear dormer windows to replace existing roof light. (<i>Bengeo Ward CA</i>)
No Objection		
3/17/0505/HH	3 Ware Park Road	Single storey rear/side extension, first floor rear extension and finishes to front and rear elevations (<i>Bengeo Ward</i>)
No Objection		
3/17/0523/HH	14 Church Road	Single storey rear extension in part replacing existing lean-to and single storey accommodation, a part conversion of existing garage store area, gable roof formed above existing first floor rear conservatory (<i>Bengeo Ward CA</i>)
No Objection		
3/17/0523/HH	Revels Hall, St Leonard's Road	Repairs to front elevation to replace impervious cement render and masonry paint with lime render and lime wash. Repair and redecorate external joinery with timber repairs and breathable linseed paint. Repair exposed timber frame with traditional oak materials (<i>Bengeo Ward CA</i>)
No Comment		
3/17/0528/HH	44 The Drive	Single and two storey rear extension and single and two storey side extensions to replace the existing former extensions, the existing garage and existing conservatory area. New porch entrance created and existing cat slide roof to the front is altered to form a gable feature roof with matching eaves height to the main roof. New first floor front and side windows and alterations to fenestration (<i>Bengeo Ward</i>)
No Objection		
3/17/0075/HH	58 Wellington Street	Detached garage building with first floor storage area accessed via external staircase (amendment to previous approval 3/16/0002/HH)(<i>Bengeo Ward CA</i>)
No Objection		
3/17/0544/HH	22 Valeside	First floor front extension (<i>Castle Ward</i>)
No Objection		
3/17/0557/HH	58 Wellington Street	Two storey rear/side extension (<i>Bengeo Ward CA</i>)
No Objection		

3/17/0566/HH	14 Pearson Avenue	Proposed two storey side extension (Castle Ward)
The Committee raised No Objection to this application and members were particularly pleased that the important feature of the sugar loaf end had been retained by this proposal.		
3/17/0572/HH	86 North Road	Two storey side and rear extensions. Single storey side and front extensions. Replacement of rear extension pitched roof with a flat roof and lantern roof light (<i>Sele Ward</i>)
No Objection		

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.

527. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

528. CORRESPONDENCE

To note the following appeals to be considered by the Planning Inspectorate by the written representation procedure:

3/16/2480/FUL 5A Highfield Road

529. ITEMS FOR FUTURE AGENDA

Street Naming and Numbering for the site at the former Sovereign House and at Railway Street/Mill Road

Consideration for the freshening up of the Cast Iron Street Signs mounted upon local buildings

Meeting Closed: 7.10pm