

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 27 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: Jackie Haynes – Customer Services Assistant

554. RECORDING OF MEETING.

None.

555. APOLOGIES FOR ABSENCE

No Apologies for absence were received.

556. DECLARATIONS OF INTEREST

Cllr Ruffles	Personal	Planning Application: 3/17/0548/FUL Richard Hale School, Hale Road	Cllr Ruffles is a member of the Richard Hale Old Boys
Cllr Cousins & Cllr Deering	DPI	Planning Application: 3/17/0548/FUL Richard Hale School, Hale Road	Cllr Cousins & Cllr Deering are members of the Committee at District Council to which the application will also be presented
Cllr Ruffles	Personal	Planning Application: 3/17/0621/FUL 24 The Wick	The applicant is known to Cllr Ruffles
Cllr Cousins & Cllr Deering	DPI	Planning Application: 3/17/0678/FUL Gates of Hertford, Gascoyne Way	Cllr Cousins & Cllr Deering are members of the Committee at District Council to which the application will also be presented
Cllr Ruffles	Personal	Planning Application: 3/17/0633/FUL The Quaker Room, 50 Railway Street	The applicant is an acquaintance of Cllr Ruffles

557. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 13 March 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

None.

560. **PLANNING APPLICATIONS**

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

3/17/0548/FUL	Richard Hale School, Hale Road	A new sports hall to the north east of the school site with ancillary spaces and associated external works (<i>Castle Ward</i>)
The Committee were worried by the prominence of the inevitably large structure and noted that positioned as planned on high ground would overlook Hale Road. Members also stressed the importance of ensuring that building materials are in keeping and are sympathetic to the current school building. Note: Having previously declared a DPI, Cllr Cousins & Cllr Deering left the room and took no part in the discussion on this item		
3/17/0555/HH	98 Tamworth Road	Two storey side and rear extension incorporating an extended pitch roof (to match) in yellow stock brickwork. (<i>Kingsmead Ward</i>)
No Objection		
3/17/0395/HH	33 Rib Vale	Demolition of existing single storey side garage. Construction of part two storey/part single storey side extension, single storey rear extension and single storey front porch (<i>Bengeo Ward</i>)
No Objection		
3/17/0580/FUL	31 Chambers Street	Demolition of existing office building and erection of replacement building consisting of 9no residential flats (<i>Bengeo Ward CA</i>)
Objection: The Committee spent a long time weighing up the street scene impact on the main 'B' Road to Bengeo, Port Hill. It concluded that it was unhappy. Number 2 Port Hill was built as a residential property and has usually served as such. It has a formal classical front. (The space behind the formal façade, and below, served as the Hertford Straw Hat and Bonnet Factory for many Years). The proposed neighbouring frontage seeks unsuccessfully to imitate the form of Number 2 Port Hill. First, it needs separating from Number 2. Secondly, the fenestration is an awkward mismatch. Furthermore, Members expressed concern at the lack of parking for the new properties.		
3/17/0581/FUL	31 Chambers Street	Demolition of existing office building within a Conservation Area (<i>Bengeo Ward CA</i>)
Objection: The Committee spent a long time weighing up the street scene impact on		

the main 'B' Road to Bengoe, Port Hill. It concluded that it was unhappy. Number 2 Port Hill was built as a residential property and has usually served as such. It has a formal classical front. (The space behind the formal façade, and below, served as the Hertford Straw Hat and Bonnet Factory for many Years). The proposed neighbouring frontage seeks unsuccessfully to imitate the form of Number 2 Port Hill. First, it needs separating from Number 2. Secondly, the fenestration is an awkward mismatch. The Committee was thus opposed to the demolition.

3/17/0597/HH	88 Ware Road	Single storey rear extension. Loft conversion incorporating an extension to existing rear dormer window and insertion of 3no side roof lights. Alterations to fenestration. (<i>Castle Ward CA</i>)
No Objection		

3/17/0602/HH	21 Florence Court, North Road	Single storey rear extension with ancillary garden works including new retaining wall and brick and paving slab steps (<i>Castle Ward</i>)
No Objection		

3/17/0615/FUL	112 Fore Street	Proposed new roof finish to rear garden canopy/DJ shed and stained weatherboarding screen to rear boundary (<i>Castle Ward CA</i>)
No Objection		

3/17/0610/FUL	The White Horse 234 Hertingfordbury Road	Single storey rear extensions. Internal alterations. New extraction flue for the kitchen. Replace and alter windows. Alter drainpipe placement on rear elevation. Removal of window on north elevation. Extend length of brick wall to rear. New hard surfacing area adjacent to service station. Increase size of refuse storage area. Removal of retaining wall in outdoor seating area (<i>Castle Ward CA/GB</i>)
The Committee were mindful that these alterations are proposed to a Listed Building of prime importance in the street scene and expressed concern in debate of conservation values of the proposed items. Furthermore, the attachment to the Listed Building at the front also gave Members renewed caused for concern.		

3/17/0611/LBC	The White Horse, 234 Hertingfordbury Road	Single storey rear extensions. Replace timber beam with new oak. Internal alterations to change central bar area size and reduce lobby size. Replace first floor front casement windows with timber casements and Georgian bars. New extraction flue for kitchen. Replace restaurant windows with bi-folding doors. Reduce double casement windows on southern elevation to single casement sash windows. Alter drainpipe placement on rear elevation. Removal of window on north elevation. Extend length of brick wall to rear. New hard surfacing area adjacent of service entrance. Increase size of refuse storage area. Removal of retaining wall in outdoor seating area. (<i>Castle Ward CA/GB</i>)
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The Committee were mindful that these alterations are proposed to a Listed Building of prime importance in the street scene and expressed concern in debate of conservation values of the proposed items. Furthermore, the attachment to the Listed Building at the front also gave Members renewed caused for concern.

3/17/0621/FUL	24 The Wick	Change of use of land to residential garden for 24 The Wick (<i>Bengeo Ward</i>)
The Committee considered this proposal to be an inappropriate use of the land as a residential garden and that the existing use is compatible with the rural nature of Sacombe Road.		

3/17/0620/LBC	3 Dimsdale House, 80 Fore Street	Add secondary glazing to 2 bedroom 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.		

3/17/0614/HH	13 The Copse	Demolition of side garage and store, Erection of two storey side extension, single storey rear extension, single storey front extension and porch extension
The Committee raised concerns that the neighbouring property would be overshadowed by the proposed front extension and were disappointed at the loss of the garage.		

3/17/0663/HH	24 Church Road	Proposed dormer window to rear roof elevation (<i>Bengeo Ward CA</i>)
No Objection		

3/17/0678/FUL	Gates of Hertford, Gascoyne Way	Demolition of existing buildings and erection of 27 retirement apartments for the over 55's with associated communal facilities, car parking and landscaping. (<i>Castle Ward CA</i>)
The Committee expressed concerns that the proposed parking spaces at the site is not adequate provision for residents, staff and visitors. The Committee also considered the impact on the conservation area on West Street, which is lower in height than the proposed development and given its height and the slope of the land this will have an adverse impact. Furthermore, Members were disappointed by the loss of an employment site and in addition a useful business. Note: Having previously declared a DPI, Cllr Cousins & Cllr Deering left the room and took no part in the discussion on this item		

3/17/0657/HH	11 Woodhall Close	Replace existing conservatory with single storey pitched roof extension (<i>Bengeo Ward</i>)
No Objection		

3/17/0549/HH	17 Primrose Drive	Two storey side extension (<i>Kingsmead Ward</i>)
No Objection		

3/17/0633/FUL	The Quaker Room, 50 Railway Street	Relaying concrete (<i>Castle Ward CA</i>)
The Committee raised an objection to the proposed use of concrete and would prefer a more sympathetic material in consideration of the age of the building.		

3/17/0674/FUL	120 North Road	Demolition of existing and erection of replacement 4 bedroom dwelling (
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The Committee advocates bungalows as an important part of the housing mix and would not wish to see the loss of the bungalow.

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.

561. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

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

562. CORRESPONDENCE

No correspondence received

563. STREET NAMING AND NUMBERING

The Committee considered two block names and a site name for the development at Railway Street and Mill Road.

After deliberation Members agreed on the following block names;

Barker's Piece: The Barker Family had a Hire Garage on the site at number 87. The company was established in 1880 as H.Barker and Sons. Forty years later they had developed from 'carriage hire' to be able to claim to offer the 'Largest and Best Equipped Motor Hire Service in the Neighbourhood'. And as well as Funeral Carriages they kept a Motor Hearse, and when more appropriate, the (sole). Hertford Ambulance for service in conjunction with Hertford County Hospital. Mr Barker's telephone number in 1920 was HERTFORD 33. And there were also Cars for Weddings.

Willmott's Piece: Henry Willmott was the land owner who sold for first development in 1865. It had previously been Priory Fields and Willmott had received the land in a conveyance by Marquess of Townshend.

Members agreed a site name for the development;

Moorfields: The name given in 1866 (before the arrival nearby of the railway) to the substantial house built on Willmott's land. It had 4 bedrooms and a servants' room, dining room, drawing room and wc.

There was a small front garden with a brick built office and carpenter's shop at the rear.

The Committee agreed with the suggestions forwarded by the developer of the former Sovereign House to name the Assisted Living Development Building;

Edward Place: Hertford Castle was regularly used by English royalty, particularly by Edward II, and was a favourite of his wife Queen Isabella who lived at the castle in the years until she died.

For the same reasons the Committee agreed to name the Retirement Living Development Building;

Isabella Place.

564. CAST IRON STREET SIGNS

Members asked the Clerk to establish if the District Council would agree to the cast iron street signs being refurbished and if so, could permission be given to the Town Council to undertake this exercise and suggest any legal or safety advice

565. ITEMS FOR FUTURE AGENDA

No items raised

Meeting Closed: 7.25pm