

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 10 APRIL 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 Administration Manager  
Jackie Haynes – Customer Services Assistant

**581. RECORDING OF MEETING.**

None.

**582. APOLOGIES FOR ABSENCE**

No Apologies for absence were received.

**583. DECLARATIONS OF INTEREST**

Cllr Dunkley	Personal	Planning Application: 3/17/0786/HH 34 Millmead Way	The applicant is known to the Councillor
Cllr Ruffles	Personal	Planning Application: 3/17/0786/HH 34 Millmead Way	The applicant is known to the Councillor
Cllr Deering	Personal	Planning Application: 3/17/0798/HH 21 Farquhar Street	The applicant is known to the Councillor

**584. THE MINUTES**

It was **RESOLVED** that:

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

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

Members were advised that the recently proposed names to the developer at Railway Street and Mill Road would be submitted as Baker Court, Willmott Court and Moorfields as East Herts District Council policy states that endings of block names must be known as Court.

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

None.

587.

**PLANNING APPLICATIONS**

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

3/17/0671/HH	8 Willis Grove, Balls Park	Proposed part garage conversion to habitable room and creation of a car park space. ( <i>Castle Ward GB</i> )
Objection: The Committee objected to the principle of a garage conversion and in consideration of the Green Belt Members were concerned that this application reduces the openness of the Green Belt.		
3/17/0688/HH	16 Chambers St	First Floor rear extension and addition of new velux window.
The Committee raised concerns regarding loss of light and privacy, however Members were unable to establish this from the scant plans provided.		
3/17/0695/HH	3 Magnolia Close	Ground floor rear extension. Loft conversion with 3no rear rooflights inserted into original roof. First floor and second floor side extension with 2no rear rooflights.
No Objection		
3/17/0660/HH	14 Thieves Lane	Loft conversion with rear dormer window, new staircase and first floor internal alterations.
No Objection		
3/17/0731/HH	43 Parker Avenue	Two storey side extension and single storey front porch extension.
No Objection		
3/17/0732/HH	10 Carde Close	Removal of existing roof and replaced with raised roof height first floor extension to create accommodation incorporating 2no first floor front dormer windows, Juliet balcony and 1no first floor side window on both side elevations.
Objection: The Committee regretted the proposed loss of the single storey property due to the paucity of bungalow stock within the local area. The Committee also voiced reservations in respect of the scale of the development and raised concerns regarding the impact on the street scene.		
3/17/0714/HH	6 Parker Avenue	Proposed front extension and internal alterations.
The Committee noted the attractive symmetry and pattern on this street and Members raised concerns that the proposed application will distinctively alter the street scene.		
3/17/0765/FUL	12 Maidenhead Street	Alteration to form new façade wall and shop front with new first floor window, new roof and internal alterations. ( <i>Castle Ward CA</i> )
The Committee objected to the bland shop frontage which was not considered consistent with other frontages and in particular that the low stall riser is too shallow. Members requested that attention is paid to good practice for shop frontages as referred to in the Conservation Area Guidance booklet in respect of this proposed application.		

3/17/0774/FUL	97 Fore Street	Proposed change of use of office to introduce a cocktail bar, VIP dining room and office at the first floor as an extension of the ground floor business ( <i>Castle Ward CA</i> )
The Committee raised no objection but seek assurance that the Conservation Officer and Fire and Safety Officers were content with the proposed change to a listed building.		
3/17/0775/LBC	97 Fore Street	Internal alterations to existing first floor office to create a cocktail bar, VIP dining room and office. Holes made in first floor with helical spiral staircase and kitchen lift installed to connect to ground floor. Remove partition walls. Bricked up opening to be reinstated. Insert new partition walls. New toilets installed. Walls lined internally with plasterboard. Redecorate and retain existing linings. ( <i>Castle Ward CA</i> )
The Committee requested that the Conservation Officer pay close attention that no existing or irreplaceable features are removed or destroyed in the proposed alterations.		
3/17/0768/FUL	73 Queens Road	Demolition of existing bungalow and replacing with a 4 bed detached dwelling ( <i>Castle Ward CA</i> )
The Committee expressed disappointment at the loss of the chimney and would like to see the chimney maintained to conserve the character of the street.		
3/17/0786/HH	34 Millmead Way	Replacement UPVC windows and erection of garden building on hardstanding ( <i>Bengeo Ward CA</i> )
Whilst the Committee raised no objection to the building, Members routinely object to the replacement of wooden windows with UPVC within the Conservation Area and view this as objectionable to this application. In this respect, Members discussed the Permitted Development Rights of Millmead and Ladywood Road Estates and requested that the Clerk ascertain the timeframe of the clause and if it had now expired.		
3/17/0737/HH	5 Warwick Close	Single storey rear extension and new dormer roof conversion to garage
No Objection		
3/17/0759/HH	22 Watermill Lane	Proposed two storey side and rear extension incorporating first floor rear Juliet balcony, single storey rear extension and single storey pitched roof front extension with new front porch. Enlarged first floor window (amendment to previously approved application 3/16/2694/HH) ( <i>Bengeo Ward</i> )
No Comment		
3/17/0798/HH	21 Farquhar Street	Detached outbuilding ( <i>Bengeo Ward CA</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.

**588. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS**

To note the following applications to be determined by the Planning Inspectorate:

3/16/2229/LBC	70 Fore Street
3/16/2807/HH	88 Mangrove Road

**589. CORRESPONDENCE**

Correspondence was received in respect of the recent application for The Quaker House and forwarded to the Castle Ward Member for consideration.

**590. ITEMS FOR FUTURE AGENDA**

No items raised

Meeting Closed: 7.00pm