

MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 26TH JUNE 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM

PRESENT: Cllr Mrs Haddock, in the Chair.

Councillors: Mrs S Dunkley, P Ruffles, and Mrs S Rutland-Barsby

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

104. RECORDING OF MEETING.

None

105. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Cousins (Personal Commitment) Cllr Dr L Radford (Personal Commitment) and Cllr Mrs B Wrangles (Personal Commitment)

106. DECLARATIONS OF INTEREST

Cllr P Ruffles	Personal	Planning Application: 3/17/1257/FU 16c Mimram Road	The proposed development is close to Cllr Ruffles residence.
Cllr P Ruffles and Cllr Mrs S Rutland-Barsby	DPI	Planning Application:3/17/1241/FUL Land at Hartham Common, Mead Lane	Cllr Ruffles & Cllr Rutland- Barsby are members of the Committee at District Council to which the application will also be presented

107. THE MINUTES

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 12 June 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

It was **RESOLVED** that:

Proliferation of Signage, Hertingfordbury Road/Mimram Road: The Committee agreed to currently remove the item from the Action Plan.

A Boards in Town Centre: The Committee requested that the Clerk contact the Town Clerk at Buntingford for consultation on the same neighbourhood issue.

Fore Street Pargetting: The Committee agreed to currently remove the item from the Action Plan.

Permitted development rights for Millmead and Ladywood Estates: Cllr Mrs S Rutland-Barsby agreed to contact EHDC to seek clarification with respect of the clause expiry.

The Committee **notes** the Action Sheet.

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

None.

110. PLANNING APPLICATIONS

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

3/17/1230/FUL	Land to rear of Colebrooke Court, The Ridgeway	Construction of sub station and relocation of car parking space (<i>Sele Ward</i>)
No Comment		

3/17/1253/HH	15 Parker Avenue	Part single and part two storey rear extension, side porch extension (<i>Bengeo Ward</i>)
No Objection		

3/17/1278/HH	53 Ware Road	Existing glazed roof removed and replaced with new felt flat roof with parapet wall and lantern roof lights. Internal and external alterations (<i>Castle Ward CA</i>)
No Objection		

3/17/1277/HH	114 Cowper Crescent	Part two storey and part single storey rear extension. Replacement rear dormer including first floor rear extension (<i>Bengeo Ward</i>)
Concern: The Committee considered the quality of the design in relation to the neighbouring property, 112, and were concerned by the proposed application.		

3/17/1214/FUL	2c Priory Street	Alterations to windows and doors including installation of Juliet balconies (<i>Castle Ward CA</i>)
No Objection		

3/17/1289/HH	81 Cromwell Road	Proposed two storey rear extension at ground and lower ground level to form basement (<i>Kingsmead Ward</i>)
No Objection		

3/17/1274/HH	52 Glebe Road	Front porch and single storey side and rear extension (<i>Bengeo Ward</i>)
No Objection		

3/17/1257/FUL	16c Mimram Road	Change of use from B1, B2 and B8 (Industrial, Storage, Distribution) to D2 Assembly and Leisure (<i>Castle Ward</i>)
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Concern: The Committee considered the 'open door' noise levels and were concerned about the possible effects to the residents in the neighbouring area of Riversmeat.

3/17/1291/FUL	20 Glebe Road	Erection of four bedroom detached dwelling with associated off street parking and new crossover/vehicle entrance, together with new off street parking vehicle entrance and crossover for 20 Glebe Road (<i>Bengeo Ward</i>)
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Concern: The Committee voiced reservations in consideration that the proposed application would begin a general change of character of the street scene on Watermill Lane.

3/17/1314/LBC	46 West Street	Demolition of existing single storey rear building and garden wall and erection of single storey extension with mono-pitched roof. (<i>Castle Ward C.A.</i>)
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Concern: The Committee raised concerns regarding the protection of the environment of number 48, an ancient property in West Street that has a historic link with 50 West Street, and the Town Council hopes this development does not compromise the integrity of history combined at 48 and 50 West Street.

3/17/1313/HH	46 West Street	Demolition of Single storey building to the rear and construction of single storey extension in its place. (<i>Castle Ward C.A.</i>)
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Concern: The Committee raised concerns regarding the protection of the environment of number 48, an ancient property in West Street that has a historic link with 50 West Street, and the Town Council hopes this development does not compromise the integrity of history combined at 48 and 50 West Street.

3/17/1312/HH	2 The Elms	Two storey rear extension. (<i>Kingsmead Ward</i>)
No Objection		

3/17/1004/HH	11 Russell Street	Single storey rear extension, part two storey and part single storey side extension (<i>Bengeo CA</i>)
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No Objection

3/17/1337/HH	3 Hollydell	Provision of detached garage and boundary wall (<i>Castle Ward CA</i>)
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No Objection

3/17/1354/ADV	Land adj to 17 Parliament Square	10no 1430mm and 8no 1130mm black fabric banners with white lettering on alternative banners reading BLACKBIRDS to delineate the proposed external seating area (<i>Castle Ward CA</i>)
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No Objection

3/17/1353/FUL	Land adj to 17 Parliament Square	Change of use of the highway forecourt to place 10 tables and 40 chairs and barriers in association with the Public House (<i>Castle Ward CA</i>)
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Objection: The Committee considered the impact of the proposal on the neighbouring properties and businesses and were concerned that the site was too narrow and overcrowded and therefore would compromise the war memorial. Whilst Members like the principle of 'alfresco' they considered that it could not be achieved effectively in this location.

3/17/1325/HH	11A Elton Road	Erection of two storey side extension (<i>Bengeo Ward</i>)
Objection: The Committee noted the proposal was detrimental to the relationship with the immediate neighbour at number 13 and raised concerns that the design does not blend well in character or appearance.		
3/17/1269/HH	6 Spencer Street	Infill between the existing adjoining properties with one external enclosure comprising glazed bi-fold doors. New flat roof with roof lights (<i>Castle Ward</i>)
No Objection		
3/17/1321/HH	136 The Avenue	Single storey side extension. Single storey rear extension, conversion of gable end roof with new rear dormer window, new first floor side window and 3no front velux rooflights (Amended scheme to previous approvals 3/17/0818/PNHH and 3/16/1885/CLP) (<i>Bengeo Ward</i>)
No Objection		
3/17/1241/FUL	Land at Hartham Common, Mead Lane	Replace existing pedestrian bridges over two rivers adjacent to Mill Road, with two larger pedestrian/cycle bridges. Replacement of pedestrian bridge crossing a third river with another shared-use bridge. Construction of a surfaced footpath linking the towpath to Hartham Car Park. Widening towpath between Mead Lane and Hertford Lock (<i>Kingsmead Ward CA</i>)
No Comment Note: Having previously declared a DPI, Cllr Ruffles & Cllr Mrs S Rutland-Barsby left the room and took no part in the discussion on this item Note: The Committee was not quorate to be able to comment		

Councillors Dr Radford, Ruffles and Mrs Rutland Barsby 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.

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

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

112. **CORRESPONDENCE**

None

113. **THE HERTFORDSHIRE (NORTH ROAD)(RESTRICTION OF WAITING) ORDER2017**

The Committee raised no objection.

114. **ITEMS FOR FUTURE AGENDA**

None.

Meeting Closed: 7.05pm