

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 2 OCTOBER 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr Mrs B Haddock, in the Chair

Councillors: S Cousins, Dr L. Radford, Mrs S Rutland Barsby and P Ruffles

IN ATTENDANCE: Tricia Carpenter – Civic Admin Manager

**281. RECORDING OF MEETING.**

None

**282. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Mrs S Dunkley (Mayoral engagement) and Cllr Mrs Wrangles

**283. DECLARATIONS OF INTEREST**

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**284. THE MINUTES**

It was **RESOLVED** that:

The minutes of the Planning Sub-Committee Meeting held on 18<sup>th</sup> September 2017 were approved as a correct record of the proceedings, and the Chairman was authorised to sign the same.

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

No updates reported.

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

None.

**287. PLANNING APPLICATIONS**

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

3/17/2115/HH	70 Bengo Street	Demolition of garage. Erection of single storey side extension. ( <i>Bengo Ward CA</i> )
No objection		

3/17/2042/FUL	32-34 Fore Street	Change of use of first and second floor
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		into 3 flats (Class C3) Alterations to include re-modal shop entrance and introduce new staircase ( <i>Castle Ward CA</i> )
The Committee wished to ensure the recessed style entrance door remain.		
3/17/2097/FUL	Stoneyfield 20 St Mary's Lane	Replacement dwelling with granny annexe ( <i>Castle Ward GB CA</i> )
Whilst raising no objection to the granny annexe it was important to ensure the annexe was not sold as a separate dwelling.		
3/17/2154/HH	44 Ashley Road	New boundary wall to highway ( <i>Sele Ward</i> )
The Committee would wish to ensure the materials used related closely to the rest of the estate.		
3/17/2148/FUL	Martin House 7 Fountain Drive	Proposed extension of existing industrial unit to increase production space and re-configure administration areas. Includes external works and landscaping. ( <i>Kingsmead Ward</i> )
No objection		
3/17/2155/FUL	Land rear of 138 Hertingfordbury Road	Proposed new detached dwelling ( <i>Castle Ward CA</i> )
Objection. The proposal was considered detrimental to the street scene in that it doesn't fit the development grain of the area well; and access appears to be 'uncomfortable'.		
3/17/2173/LBC	28 Parliament Square	Wooden fascia letters; LED trough lighting ( <i>Castle Ward CA</i> )
No comment		
3/17/2166/VAR	3 Hollydell	Variation of Condition 2 (Approved plans) for 3/17/0312/HH. Demolition of garage, raising roof height and insertion of dormer window. Amendment to plan 170101.4B insertion of an additional dormer window. ( <i>Castle Ward CA</i> )
No objection		
3/17/2157/HH	1 Millmead Way	Replacement wood framed windows ( <i>Bengeo Ward CA</i> )
No objection		
PL/0862/17	Ware Household Waste Site, Land off A602	Replacement and expansion of the existing Household Waste and Recycling Centre, Land off A602
The Council welcomed the proposal to reduce congestion on the road through the new entrance layout and the improvement to the facility generally.		
3/17/2179/HH	3 Hornbeam Close	Replace existing conservatory roof with solid roof panel with small expansion of existing conservatory ( <i>Bengeo Ward CA</i> )

No objection		
3/17/2171/HH	25 Rib Vale	Two storey rear extension and garage ( <i>Bengeo Ward</i> )
No objection		
3/17/2848/FUL	Martin House, 7 Fountain Drive	Proposed extension of existing industrial unit to increase production space, reconfigure of administration area and addition of first floor terrace. Solar array to roof of building and solar canopy over electric car charging points. Waste fluid silos. Erection of smoking shelter, bike store and fenced sports area ( <i>Kingsmead Ward</i> )( <i>amended description only from that on Paper B</i> )
No objection		
3/17/2177/HH	147 Bengeo Street	Proposed single and two storey rear extension incorporating a loft conversion to include a rear dormer window. New side opening and new front parking with area with crossover. Resubmission of refusal 3/16/2356/HH ( <i>Bengeo Ward CA</i> )
The Committee remained concerned regarding the impact on the neighbouring dwellings		
3/17/2207/HH	84 Cowper Crescent	Single storey side and rear extension ( <i>Bengeo War GB</i> )
No objection		
3/17/2221/HH	79 Bengeo Street	Single storey rear extension ( <i>Bengeo Ward CA</i> )
No objection		
3/17/2122/HH	156 The Avenue	Loft conversion with rear dormer ( <i>Bengeo Ward</i> )
No objection		
3/17/2197/VAR	Sovereign House, Vale House	Variation of condition no. 2 (approved plans) of planning permission 3/16/0115/FUL -Erection of 57 units of Assisted Living Extra Care (Use Class C2) accommodation for the frail elderly and 24 units of Retirement Living' Sheltered Accommodation including communal facilities and car parking. maintaining the design, scale and massing of the approved building. Change to drawing numbers: A1-001 03 (Existing Site Plan), A1-002 03 (Location Plan), A1-100 00 (Floor Plans- Existing), A1-101 00 (Floor Plans- Existing), A2-401 00 (Elevations- Existing), 8878/01 (Other), 21673 1 (Floor Plans- Existing), 21673 2 (Floor Plans- Existing), 20678 1 (Topographical Survey), 20678-ELEVATIONS 2 (Elevations- Existing), 20678-ELEVATIONS 3 (Elevations- Existing), 20678-ELEVATIONS 4

		(Elevations- Existing), 20678-ELEVATIONS 5 (Elevations- Existing), A1- 413 01 (Elevations- Proposed), A1-111 06 (Floor Plans- Proposed), A1-112 06 (Floor Plans - Proposed), A1-113 03 (Floor Plans-Proposed), A1-114 03 (Floor Plans-Proposed), A1-115 03 (Roof Plan), A1-116 03 (Proposed Site Plan), A1-301 06 (Section Details), Elevations - Proposed), A1-412 02 (Elevations- Proposed)( <i>Castle Ward CA</i> )
No comment		

3/17/2250/FUL	Pomarium, Ware Park	Conversion and extension of garages to create 1no dwelling.( <i>Bengeo Ward GB</i> )
No objection		

Councillors Cllr Cousins, Mrs S Rutland Barsby, Dr Radford 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.

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

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

**289. CORRESPONDENCE**

None.

**290. STREET NAMING AND NUMBERING – NEW PROPERTIES AT THE RIDGEWAY**

The Committee suggested the name Repton Road or Repton Avenue. The name is to recognise Humphry Repton, who with Capability Brown designed the landscaping of Panshanger Park in particular to do with the Broadwater Lake. 2018 marks the 200 year anniversary of his death.

**291. A BOARDS OUTSIDE THE BLACKBIRDS PH**

It was **RESOLVED** that:

A letter be sent to HCC requesting action be taken to ensure the removal of the five A boards on Parliament Square in relation to the Blackbirds PH.

**292. ITEMS FOR FUTURE AGENDA**

Advertisement in the form of a small vehicle at Mimram Road advertising for scrapped cars – parked on the grass verge, not the highway.

Meeting Closed: 7.15pm

