

**MINUTES OF PLANNING SUB-COMMITTEE MEETING HELD ON MONDAY 27 NOVEMBER 2017 IN THE ROBIN ROOM, THE CASTLE, HERTFORD AT 6.00PM**

PRESENT: Cllr Mrs Haddock, in the Chair

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

IN ATTENDANCE: Tricia Carpenter – Civic Admin Manager

**391. RECORDING OF MEETING.**

None

**392. APOLOGIES FOR ABSENCE**

None

**393. DECLARATIONS OF INTEREST**

None			

**394. THE MINUTES**

It was **RESOLVED** that:

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

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

Birdcage – The Blackbirds

The Clerk was requested to contact the Landlord of the pub to ask for the birdcage to be reinstated on the front of the building. If this was not supported, the Clerk was requested to ascertain whether the landlord would be prepared to relinquish the cage to the safe keeping of the Council.

It was **RESOLVED** that:

The Committee **notes** the Action Sheet.

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

**397. PLANNING APPLICATIONS**

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

3/17/2549/HH	5 Parkhurst Road	Demolition of lean-to extension, erection of single storey rear extension and rear
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		dormer ( <i>Bengeo Ward CA</i> )
No objection		
3/17/2590/FUL	84-86 Fore Street	Change of use from A2 (Financial and Professional Services) to A4 (Drinking establishment) Internal alterations and alterations to fenestration ( <i>Castle Ward CA</i> )
No objection		
3/17/2581/HH	3 Hollydell	Erection of detached garage ( <i>Castle Ward CA</i> )
No objection		
3/17/2607/HH	25 Westfield Road	Single storey rear extension and alterations to front entrance ( <i>Bengeo Ward</i> )
No objection		
3/17/2523/HH	55 Peel Crescent	Erection of a summerhouse
No objection		
3/17/2284/FUL	157 Ware Road	Demolish garage and outbuildings and erect 2 bed house
Objection – The proposed development would be contrary to the built pattern of the area and would result in loss of off street parking for the two existing properties and the proposed development. The relationship of the proposal with no 5 Rowleys Road was also considered unsatisfactory.		
3/17/2642/HH	79 Wellington Street	Proposed single storey side and rear extension ( <i>Bengeo Ward CA</i> )
The Committee discussed the issue of the Conservation Area impact and how the road frontage would be affected.		
3/17/2655/FUL	The Bridge House, North Road	Demolition of existing property and erection of a 3 storey building comprising 14 no. residential units (14 x 2 bed) (Use Class C3) above retail use at ground floor (Use Class A1) measuring 396 sq.m (GIA), along with associated landscaping and provision towards 31 no. car and 18 cycle spaces. ( <i>Bengeo Ward</i> )
Objection. The design of the proposal was considered totally inappropriate and completely out of keeping with the surrounding area, being immediately adjacent to the Conservation Area. The impact on the station shop and the nearby Sele shops was also considered a cause for concern, as was the loss of the current building, which is of a high quality. Consideration of the possibility of retaining the existing building as street frontage for a retail outlet (as companies like Wetherspoons have successfully done elsewhere) met with some favour at committee. Note: Cllr Ruffles took no part in the discussion on this item.		
3/17/2696/HH	42 Woodland Mount	Single storey rear extension and alterations to existing access ramped approach ( <i>Kingsmead Ward</i> )
No objection		

3/17/2679/FUL	1 Fountain Drive	Erection of a single storey building for storage and to provide additional working space, provision of new parking area on land to the North ( <i>Kingsmead Ward</i> )
No objection		
3/17/2677/LBC	84-86 Fore Street	Internal alterations in association with the change of use of the ground floor from A2 (financial and professional services) to A4 (drinking establishment) to include repainting, soundproofing, creation of an opening in a dividing wall, reinstatement of original entrance from Fore Street and double doors to rear to provide a fire exit. ( <i>Castle Ward CA</i> )
No objection. The Committee welcomed the reinstatement of the front entrance to the building.		

Councillors Cousins, 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.

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

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

**399. CORRESPONDENCE**

None.

**400. ITEMS FOR FUTURE AGENDA**

None.

Meeting Closed: 7pm