



HERTFORD TOWN COUNCIL

Ref: D&L/PLANNING SUB/agenda
14th June 2019

TO: ALL MEMBERS OF THE
PLANNING SUB-COMMITTEE

Dear Councillor

A Meeting of the Planning Sub-Committee will be held on:

**MONDAY 24 JUNE 2019
IN THE ROBIN ROOM, THE CASTLE, HERTFORD
AT 6.00 PM**

The Agenda is attached.

A handwritten signature in black ink, appearing to read "J Whelan", is written over a horizontal line.

Mr J Whelan
Town Clerk

Members of the Committee

Councillors B Cinnamon, S Hunt, J Lynch MBE, R Pinkham, Dr L E Radford,
P A Ruffles and T Tarrega

AGENDA - MEETING OF THE PLANNING SUB-COMMITTEE TO BE HELD ON MONDAY 24th JUNE 2019 AT 6.00PM IN THE ROBING ROOM, THE CASTLE, HERTFORD

1. RECORDING OF MEETING

To establish if it is the intention of any person present to record the meeting.

2. APOLOGIES FOR ABSENCE

3. DECLARATION OF INTEREST

To receive Members' declarations of Disclosable Pecuniary Interests (as defined by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012) where these Disclosable Pecuniary Interests:

- a) Have not already been entered into the register and
- b) Relate to a matter to be considered

To note that such interests so declared must be formally notified to Town Clerk and the Monitoring Officer at East Hertfordshire District Council of the interest within 28 days.

To receive Members' declarations of Declarable Interests in accordance with Hertford Town Council's Code of Conduct (adopted 8th April 2013).

4. THE MINUTES

To approve the minutes of the Sub-Committee meeting held on 10th June 2019.

5. MATTERS ARISING FROM THE MINUTES NOT DEALT WITH ELSEWHERE ON THE AGENDA

A discussion regarding Beane River Field.

To note the action plan attached as **PAPER A (page 3)**

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

Members of the public may speak about specific items on this agenda which contain a recommendation, provided they have advised the Town Clerk of their wish to speak no later than 2.00p.m. on the day of the meeting. A list giving details of the name(s) and relevant agenda item(s) will be circulated to Councillors before the meeting commences.

7. PLANNING APPLICATIONS

- a) To consider current planning applications – **PAPER B (page 5)**
- b) To consider planning applications received after circulation of agenda –

PAPER C – to be forwarded on Friday prior to the meeting.

8. DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS COUNCILS

To receive and note decision notices from East Herts Council and Hertfordshire County Council (if applicable) – **PAPER D (page 9)**

9. CORRESPONDENCE

Appeals – to receive details of pending appeals and appeal decisions. Copies of any appeal decisions are provided to members of the Planning Sub-Committee for reference.

10. ITEMS FOR FUTURE AGENDA

Planning Sub Committee
Action Plan 10th June 2019

| <u>Action</u> | <u>Required By</u> | <u>Lead officer</u> | <u>Status</u> |
|--|---------------------------|----------------------------|--|
| Enforcement Matters | | | |
| The Burger box – metal flu | | N. Kirby | Officer e-mailed East Herts on 7 January 2019 to find out if there was a planning Permission required. Cllr Mrs S Rutland- Barsby also contacted East Herts. No response received so far. Officers have renewed the enquiry and awaiting a response. |
| Development of 'rare breed farm' at the corner of junction Bramfield Road / North Road | | N. Kirby | Members have seen construction work of outbuildings in this location, but not seen an appropriate planning application. Officers have written to East Herts Planning and made them aware that the Town Council expressed concern about the development of this piece of land and request that enforcement is carried out as quickly as possible. Update 11-6-19 The enforcement notices have been appealed and EHC are waiting for a planning Inspector to be appointed. |

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PAPER B

PLANNING SUB-COMMITTEE
MEETING MONDAY 24 JUNE 2019

| <u>LPA Reference</u> | <u>LOCATION</u> | <u>PROPOSAL</u> | <u>WARD</u> |
|-----------------------------|-------------------------|---|--|
| 3/19/0308/FUL | 306-310 Ware Road | Demolition of existing buildings and creation of 45 dwellings, comprising 28nos. 2 bedroom apartments, 13nos. 2 bedroom houses and 4nos. three bedroom houses, associated roads, car and cycle parking and landscaping, plus vehicle access from Ware Road and a new area of public open space off Hamels Drive. RECONSULTATION | Kingsmead Ward |
| 3/19/1174/HH | 2 Fordwich Rise | Erection of detached outbuilding incorporating four roof-lights. | Sele Ward Neighbourhood Plan Area |
| 3/19/1176/HH | 15 Thornton Street | Single storey rear extension incorporating two roof lights. | Bengeo Ward Neighbourhood Plan Area CA |
| 3/19/0789/HH | 50 Rib Vale | Single storey front and rear extension. Double storey side extension with changes to fenestration. | Bengeo Ward Neighbourhood Plan Area GB |
| 3/19/1108/HH | 24 Mandeville Road | Single storey rear and part front extension. Part first floor rear extension together with associated elevational alterations and new vehicular access with paved driveway. | Castle Ward GB |
| 3/19/1109/HH | 1 Cowper Crescent | Single storey side/rear extension. | Bengeo Ward Neighbourhood Plan Area |
| 3/19/1128/LBC | Water Tower Goldens Way | Restoration and conversion of an open steel framed water tower, with restoring of the steel drum, to create one residential dwelling within the lower structure with the addition four | Sele Ward Neighbourhood Plan Area GB |

new floors, ribbed grey metal rain screen cladding, windows on three elevations and the construction of a four storey steel framed stair tower, to brace the structure, with frosted glass panels on all elevations.

| | | | |
|---------------|------------------------------|---|---|
| 3/19/1127/FUL | Water Tower Goldens Way | Restoration and conversion of a water tower; insertion of cladding and windows and erection of 4 storey stair tower to its support structure, to provide a 1 bedroom dwelling. | Sele Ward Neighbourhood Plan Area GB |
| 3/19/1123/VAR | 8 Warren Park Road | Variation of Condition 2 (approved plans) of Application Reference Number 3/18/2385/FUL for the demolition of dwelling. Erection of 1 no. 4 bedroomed dwelling. | Bengeo Ward Neighbourhood Plan Area GB & CA |
| 3/19/1158/HH | 14 Woodland Mount | Proposed entrance porch measuring 2m by 1.5 m with a pitched roof. | Kingsmead Ward |
| 3/19/1175/HH | Osborn House 138 North Road | Single storey side extension | Sele Ward Neighbourhood Plan Area |
| 3/19/1153/HH | 15 West Street Hertford | Two storey rear and first floor side extension including extension to basement. | Castle Ward CA |
| 3/19/1154/LBC | 15 West Street Hertford | Single storey and two storey rear extension and extension to basement. | Castle Ward CA |
| 3/19/1060/FUL | Land rear of 2 Longwood Road | Construction of a two-storey apartment building to provide 4no apartments with associated car parking, cycle parking shelter, refuse storage enclosure and new landscaped amenity space/play areas with planting and trees. Proposal also includes construction of a new vehicular access and footway | Sele Ward Neighbourhood Plan Area |

crossover from The Ridgeway.

| | | | |
|---------------|---|--|---|
| 3/19/0816/HH | 103 Mandeville Road | Single and double storey rear extension incorporating two roof-lights and a single storey front extension. RECONSULTATION | Castle Ward |
| 3/19/1183/HH | Bengeo Hall St Leonards Road | Demolition of garage and erection of two storey, 3 bay garage and hobby room with gravel driveway. | Bengeo Ward Neighbourhood Plan Area GB & CA |
| 3/19/1044/FUL | Office No 3 The Rear Of 25 St Andrew Street | Change of use from B1 Business use Class to Sui-Generis as Artist and tattoo studio. RECONSULTATION | Bengeo Ward Neighbourhood Plan Area CA |
| 3/19/1192/HH | 13 Shepherds Court | Single storey rear extension and garage conversion. Resubmission following approval of 3/19/0451/HH | Bengeo Ward Neighbourhood Plan Area CA |
| 3/19/1024/FUL | Land West Of Thieves Lane (HERT3) | Detailed planning application for the erection of 254 dwellings, associated parking, landscaping and amenity space along with vehicular and pedestrian access from Thieves Lane and Welwyn Road. | Sele Ward Neighbourhood Plan Area GB |

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DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS DISTRICT COUNCILS 24 JUNE 2019

| <u>LPA REFERENCE</u> | <u>LOCATION</u> | <u>HCC/EHDC</u> | <u>Hertford Town Council</u> |
|-----------------------------|--------------------------|--|-------------------------------------|
| 3/19/0550/HH | 18 Willis Grove | Granted subject to conditions | Objection |
| 3/19/0458/FUL | Water Tower, Goldens Way | Refused | Comment |
| 3/19/0441/HH | 9 Molewood | Granted subject to conditions | Objection |
| 3/19/0784/HH | 16 Holden Close | Refused | Comment |
| 3/19/0900/HH | 11 George Street | Granted subject to conditions | Comment |
| 3/19/0735/HH | 76 Cowper Crescent | Granted subject to conditions | No Objection |
| 3/19/0855/HH | 8 The Avenue | Granted subject to No Objection conditions | No Objection |
| 3/19/0428/FUL | 190 North Road | Granted subject to conditions | Comment |
| 3/19/0707/LBC | Tooke House | Granted subject to conditions | No Objection |
| 3/19/0701/HH | 295 Ware Road | Refused | Comment |
| 3/19/0706/FUL | Tooke House | Granted subject to conditions | No Objection |
| 3/19/0776/HH | 3 Uplyme Mews | Granted subject to conditions | No Objection |

PAPER D

| | | | |
|---------------|------------------------------------|---|--------------|
| 3/16/2195/FUL | 4 North Road | Granted subject to conditions | Comment |
| 3/19/0769/ADV | Unit 1 Madford Retail Park | Granted subject to conditions ranted | Objection |
| 3/19/0882/HH | 8 Wilton Way | Granted subject to conditions | Comment |
| 3/19/0798/FUL | The Coach House Broad Oak End | Granted subject to conditions | No Objection |
| 3/17/1537/FUL | Consumers Association Gascoyne Way | Granted subject to conditions | Comment |
| 3/19/0789/HH | 50 Rib Vale | Granted subject to conditions | Comment |