



## HERTFORD TOWN COUNCIL

Ref: D&L/PLANNING SUB/agenda  
31<sup>st</sup> March 2020

TO: ALL MEMBERS OF THE  
PLANNING SUB-COMMITTEE

Dear Councillor

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

**MONDAY 6<sup>TH</sup> APRIL 2020  
TO BE HELD REMOTELY  
AT 6.00 PM**

The Agenda is attached.

A handwritten signature in black ink, appearing to be "J Whelan", written over a light blue horizontal line.

pp: 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

TOWN CLERK - JOSEPH WHELAN MBA

**AGENDA - MEETING OF THE PLANNING SUB-COMMITTEE TO BE HELD ON MONDAY 6<sup>th</sup> APRIL 2020 AT 6.00PM (TO BE HELD REMOTELY SUBJECT TO RELEVANT LEGISLATION IN PLACE)**

**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 8<sup>th</sup> April 2013).

**4. THE MINUTES**

To approve the minutes of the Sub-Committee meeting held on 9<sup>th</sup> March 2020.

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

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**

- a) To receive and note decision notices from East Herts Council and Hertfordshire County Council (if applicable) – **PAPER D (page 7)**

9. **LICENSING APPLICATIONS**

To consider current licensing applications in the Hertford area.

10. **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.

11. **ITEMS FOR FUTURE AGENDA**

**Planning Sub Committee**  
**Action Plan from 9<sup>th</sup> March 2020**

<b><u>Action</u></b>	<b><u>Required By</u></b>	<b><u>Lead officer</u></b>	<b><u>Status</u></b>
Well Pharmacy Frontage: The poor condition of the frontage of the Well Pharmacy in Maidenhead Street was discussed. The Committee asked whether the Town Centre Officer would be able to contact the owners and request improvements.		N. Kirby	Town Centre Officer has made contact with the new manager at the premises and made them aware of the Committees concerns. They in turn will be speaking to their manager regarding this.  Update Jan 2020: Well have confirmed this premises is included in their planned external works programme starting from 2nd March through to end of June.
Licensing Training		N. Kirby	Jan 2020 - East Herts Licensing team in process of getting a training package – Date to follow
<b>Enforcement Matters</b>			
The Burger box – metal flu		N. Kirby	Officers e-mailed East Herts on 7 January 2019 to find out if there was a planning Permission required. July 2019- The Chairman contacted EHC to raise awareness that the flue may or may not be there with permission and due to the fact that the Burger Box has closed whether EHDC action to could secure its removal. EHC confirmed likely no planning permission. EHC will write to the owners and request either removal or an application. EHC Planning enforcement officers are in process of contacting the business partner to discuss the matter. 24 February 2020 –It was noted that further contact has been made with EHC who are in the process of pursuing the new landlord of the premises.
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. As of 19 <sup>th</sup> August 2019.EHC have advised that 'the appeal has been submitted but no start date for the timescale of events, or Officer has been sent through'. Update as of 29 November 2019 from EHC: 'No further correspondence from the Planning Inspectorate. Investigations ongoing and information being collated. Some illegal advertising signage has already been removed by officers.'  Jan 2020: HTC officers have asked for further update. Awaiting response

Enforcement action regarding the pavement dug up outside 58/60/62/64 St Andrew Street		N. Kirby	It was requested that officers contact East Herts Council and express concern that the pavement has been left in a poor condition and query: <ul style="list-style-type: none"><li>• What planning permission was granted here?</li><li>• Why the pavement hasn't been finished to the same standard as surrounding area.</li><li>• Why the flower bed has been shortened.</li></ul>
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**PLANNING SUB-COMMITTEE****MEETING MONDAY 6 APRIL 2020**

<b><u>LPA Reference</u></b>	<b><u>LOCATION</u></b>	<b><u>PROPOSAL</u></b>	<b><u>WARD</u></b>
3/20/0497/HH	32 Martins Drive	Single storey rear extension.	Kingsmead
3/20/0447/FUL	Land To The Rear Of The Green North Green Goldings Estate	Erection of single storey, 3 bed dwelling, for rural worker.	Sele Neighbourhood Plan Area GB
3/20/0453/ADV	2 St Andrew Street	Alterations to existing sign written advertisement on flank wall of building	Bengeo Neighbourhood Plan Area CA / LB
3/20/0466/LBC	2 St Andrew Street	Alterations to existing sign written advertisement on flank wall of listed building	Bengeo Neighbourhood Plan Area CA / LB
3/20/0587/ADV	Great Northern Works Hartham	Erection of 3 non illuminated location signboards (2.65m height).	Bengeo Neighbourhood Plan Area CA / LB
3/20/0604/HH	20 Buckwells Field	Garage conversion, changes to rear fenestration and extension of existing paved drive.	Bengeo Neighbourhood Plan Area
3/20/0013/LBC	246 Hertingfordbury Road	Removal of existing kitchen ceiling and the addition of two conservation roof lights to kitchen roof. One east facing and one west facing. Installation of one light well to roof space in back lobby.	Castle CA / GB / LB
3/20/0629/HH	66 Rib Vale	Erection of a single storey front extension of a front porch & partial conversion/extension of existing garage to main dwelling, first floor front extension & a first floor rear extension. Work to also include alterations to fenestration on side and rear elevations, installation of 1 x front facing roof light, extension of 1 x	Bengeo Neighbourhood Plan Area

		existing front facing dormer & pitched roof to existing front dormer	
3/20/0635/FUL	R/O 138 Hertingfordbury Road	Erection of 1 one-bedroom, 1 two-bedroom and 2 three-bedroom flats with associated parking, cycle and bin stores.	Sele Neighbourhood Plan Area
3/20/0621/HH	12 Valley Close	Single storey rear extension. Single storey front extension. First floor front extension with pitched roof dormer. New pitched roof to replace flat roof to existing front dormer.	Castle CA
3/20/0486/HH	18 The Finches	Single storey rear extension (retrospective)	Kingsmead
3/20/0643/HH	86 Chandlers Way	Single storey front extension	Sele Neighbourhood Plan Area
3/20/0287/FUL	17 Highfield Road	Construction of new detached house with garage to include creation of 3 parking spaces, new site entrance and associated landscaping.	Castle CA
3/20/0628/FUL	35 West Street	Conversion of residential dwelling to form 2 one bedroom flats. Alterations to ground floor fenestration.	Castle CA
3/20/0626/HH	35B Bull Plain	Proposed two storey extension and new bi-folding vehicle access gates.	Castle CA / LB
3/20/0627/LBC	35B Bull Plain	Proposed two storey extension and internal alterations to convert kitchen into lounge.	Castle CA / LB
3/20/0617/HH	4 Stoat Close	Ground floor rear extension and conversion and alterations of garage.	Kingsmead
3/20/0624/HH	14 Calton Avenue	Erection of an ancillary annexe.	Sele Neighbourhood Plan Area

**DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS DISTRICT COUNCILS – 6 APRIL 2020**

<b><u>LPA REFERENCE</u></b>	<b><u>LOCATION</u></b>	<b><u>HCC/EHDC</u></b>	<b><u>Hertford Town Council</u></b>
3/20/0208/HH	102 Mangrove Road	Granted subject to Conditions	No Comment
3/20/0193/HH	20 Glebe Road	Granted subject to Conditions	Objection
3/20/0191/HH	61 Ware Road	Granted subject to Conditions	No Comment
3/20/0203/ODPN	The Stable Block Scott House	Granted subject to Conditions	No Objection
3/20/0192/HH	61 Ware Road	Refused	Objection
3/20/0182/HH	6 St Leonards Road	Granted subject to Conditions	Objection
3/20/0179/HH	247 Hertingfordbury Road	Granted subject to Conditions	No Objection
3/20/0156/HH	283 Ware Road	Granted subject to Conditions	No Objection
3/20/0131/HH	5 Hollydell	Granted subject to Conditions	Comment
3/20/0112/HH	3 Old Library Lane	Refused	Objection
3/20/0277/PNHH	Mole cottage	Refused	Comment
3/20/0124/VAR	26 Stroat Close	Granted subject to Conditions	No Comment
3/20/0118/HH	62 Port Vale	Refused	Objection
3/20/0083/ADV	McDonalds	Granted subject to Conditions	Objection