



HERTFORD TOWN COUNCIL

Ref: D&L/PLANNING SUB/agenda
3rd July 2020

TO: ALL MEMBERS OF THE
PLANNING SUB-COMMITTEE

Dear Councillor

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

MONDAY 13TH JULY 2020
TO BE HELD REMOTELY
AT 6.00 PM

Please contact Nick.kirby@hertford.gov.uk for access details

The Agenda is attached.

A handwritten signature in black ink, appearing to be "J Whelan", written over a faint circular watermark.

pp: Mr J Whelan
Town Clerk

Members of the Committee

Councillors: B Cinnamon, S Hunt, J Lynch MBE, Mrs S Newton, R Pinkham, P A Ruffles and T Tarrega

Substitutions: Mrs M Brady, Mrs R Bolton, Mrs A Daar, A Porrer, Miss J Sartin

TOWN CLERK - JOSEPH WHELAN MBA

AGENDA - MEETING OF THE PLANNING SUB-COMMITTEE TO BE HELD ON MONDAY 13th JULY 2020 AT 6.00PM TO BE HELD REMOTELY

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 29th June 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 29th June 2020

<u>Action</u>	<u>Required By</u>	<u>Lead officer</u>	<u>Status</u>
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. Update May 2020: Works are on hold due to current pandemic situation.
Licensing Training		N. Kirby	Jan 2020 - East Herts Licensing team in process of getting a training package – Date to follow. On hold due to lockdown June 2020 – this will be held remotely – date being agreed
Enforcement Matters			
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 th 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 hav asked for further update. Awaiting response

<p>Enforcement action regarding the pavement dug up outside 58/60/62/64 St Andrew Street</p>		<p>N. Kirby</p>	<p>June 2020: Update received from the Developer</p> <ul style="list-style-type: none"> • What planning permission was granted here to alter the pavement? Planning permission has been granted for the proposed alterations to the dropped kerb entrance there has been no alterations to the pavement to date it has remained as found with the exception of the installation of grey stones to replace the blocks damaged by utilities contractors during their works. • Why the pavement hasn't been finished to the same standard as surrounding area? Planning permission has been granted for the proposed crossover works and we have agreed to arrange all areas within the vicinity of the development to rectify poor reinstatement by utilities contractor LPL&R on behalf of the gas supplier. • Why the flower bed has been shortened? The flower bed was found damaged on commencement of the development works and had fallen into disrepair this had not been maintained by the council regarding vegetation or otherwise. We have agreed with HCC to repair and reduce the damaged area to improve accessibility to gated entrance driveway. • Would you be in a position to give any update on this please? Works are due to commence as soon as HCC legal team have concluded their deliberations with Leary Brothers Developments Ltd's legal team. We will endeavour to complete all works by the first week in July should all necessary paper work have been finalised. <p>Update regarding the flower bed: EHDC will maintain this area. It has now been replanted/</p>
<p>Elburt Wurlings building - what happened to the John O Gaunt statue that was on the</p>		<p>N. Kirby</p>	

PLANNING SUB-COMMITTEE**MEETING MONDAY 13 JULY 2020**

Full details of planning applications can be viewed through East Herts Council's website:
<https://www.eastherts.gov.uk/planning-building/object-comment-or-view-planning-application-or-decision>

<u>LPA Reference</u>	<u>LOCATION</u>	<u>PROPOSAL</u>	<u>WARD</u>
3/20/1169/HH	8 Mandeville Road	Two storey side extension, part two storey, part single storey rear extension and front extension.	Castle
3/20/1182/VAR	Consumers Association Gascoyne Way	Variation of Condition 12 (Service Yard Management Plan) of planning permission: 3/19/2037/VAR (Demolition of existing buildings and erection of a foodstore with associated car parking, servicing, landscaping and associated works) - To extend the stores permitted delivery hours, Condition 12 to be varied to read: No goods deliveries shall be taken at or dispatched from the site outside the hours of 0600 to 2300 Mondays to Saturdays; and 0700 to 2100 on Sundays.	Castle GB/AS
3/20/1184/HH	Windyridge House Bramfield Road	Demolition of single storey side extension. Erection of single storey rear extension and open porch to side elevation. Alterations to fenestration and rear terrace.	Sele GB/HS/NE1 TPO Sele Neighbourhood Plan
3/20/1200/FUL	Cedar Cottage Goldings Lane	Change of use of annex to dwelling. External alterations including insertion of windows, creation of parking and access with gates and erection of wall	Sele GB/HG/ TPO/ Sele Neighbourhood Plan

3/20/1201/LBC	Cedar Cottage Goldings Lane	Change of use of annex to dwelling. External alterations including insertion of windows, creation of parking and access with gates and erection of wall	Sele HG/GB/TPO/ Sele Neighbourhood Plan
3/20/1205/HH	30 Willis Grove Balls Park	Proposed single storey rear extension	Castle GB/AS/HG/LB
3/20/1193/HH	13 North Road Avenue	Hip to gable roof with rear dormer window and velux windows to front. Single and two-storey rear extension	Sele Sele Neighbourhood Plan
3/20/1194/HH	279 Ware Road	Erection of two storey detached garage/gym/office.	Kingsmead
3/20/0977/HH	4 Wisdom Drive	Single storey rear extension.	Castle
3/20/1057/HH	62 Port Vale	Proposed single storey rear and side extension, part first floor rear extension and alterations to include new first floor side window opening.	Bengeo AS/CA Bengeo Neighbourhood Plan
3/20/1218/HH	138 Mandeville Road	Erection of part ground floor front extension with roof light.	Castle

DECISIONS RECEIVED FROM HERTFORDSHIRE COUNTY AND EAST HERTS DISTRICT COUNCILS – 13 JULY 2020

<u>LPA REFERENCE</u>	<u>LOCATION</u>	<u>HCC/EHDC</u>	<u>Hertford Town Council</u>
3/20/0839/HH	7 Page Road	Refused	Objection
3/20/0770/HH	12 Highfield Road	Granted subject to conditions	Comment

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