

WARE TOWN COUNCIL

To all members of the Planning Committee (Cllr's M. Standley, J Belsey, P. Ballam, S. Reed, R. Standley)

Your attendance is requested at a **Meeting of the PLANNING COMMITTEE to be held in Fletcher's Lea, Ware Priory, High Street, Ware, on Monday 2nd July 2018 at 7.30pm** when the following business will be transacted:

This meeting is open to the Public and Press. The Council provides opportunity for members of the public to speak or ask questions at every meeting of the Committee on any item on the agenda.

AGENDA

1. To receive **Apologies** for Absence
2. To receive **Declarations of Interest**
3. To receive and approve the **Minutes** of the Meeting held 4th June 2018 (already circulated)
4. To consider current **Planning Applications** received from East Herts District Council as listed below and on the schedule (attached):-

3/18/1169/LBC - 60-62 High Street, Ware SG12 9DA

Repair and redecorate 8 windows on front elevation

3/18/1174/FUL - Southern Maltings, New Road, Ware

Change of use, conversion and extension to create a multi-functional community facility including cafe, reception and office area, events hall, arts and craft galleries and teaching studios

3/18/1175/LBC - Southern Maltings, New Road, Ware

Change of use, conversion and extension to create a multi-functional community facility including cafe, reception and office area, events hall, arts and craft galleries and teaching studios

3/18/1207/HH - 98 Musley Hill, Ware SG12 7NQ

Replacement render of existing house and previously approved extensions (ref: 3/18/0646/HH) with white textured render.

3/18/1210/HH - 46 High Oak Road, Ware SG12 7PD

Double storey rear extension

3/18/1237/HH - 38 Presdales Drive, Ware SG12 9NN

Single storey garage/outbuilding

3/18/1240/FUL - 3 St Marys Courtyard, Church Street, Ware SG12 9EF

Extension of entrance

3/18/1273/HH - 1 & 3 Barley Ponds Road, Ware SG12 7EX

Proposed single storey side & rear extension, conversion of front store/garage into habitable room at 1 Barley Ponds Road & single storey rear extension at 3 Barley Ponds Road SG12 7EX

3/18/1275/HH - 18 Page Hill, Ware SG12 0RZ

Conversion of 1 no. garage with insertion of window to flank elevation and infill extension

3/18/1284/HH 41 Fanshawe Crescent, Ware SG12 0AR

Conversion of garage and the insertion of roof light

3/18/1298/ADV - 77 High Street, Ware SG12 9AD

1no. non-illuminated fascia sign (retrospective).

3/18/1307/FUL - Rankin House, 8 West Street, Ware SG12 9EE

Change of use from A1 (shop) to A4 (wine bar)

(insufficient information available from East Herts Council as at 26.6.18)

3/18/1332/HH 13 Peters Wood Hill, Ware SG12 9NR

Refurbishment of existing house, re pitching roof and forming two pitched roof dormers and new gable to front elevation.

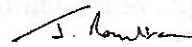
Two dormers to rear roofs and rear ground floor extension. Ground floor extension to garage and re pitching of roof and forming two pitched roof dormers to front elevation.

3/18/1347/HH Highview, 56 Lady Margaret Gardens, Ware SG12 7QB

Proposed single storey side extension, removal of brick wall to create parking area for 1 car.

5. To receive and note the **Decision Notices** received from East Herts District Council as set out on the attached schedule (attached)
6. **Appeal** – to note the appeal decision re 20 Presdales Drive, Ware SG12 9NP (attached)
7. Any **Other Planning Matters** for information only
8. To note the **Date of the Next Meeting** – Monday 3rd September 2018 and to consider the start time.

Ware Priory,
High Street, Ware. SG12 9AL
www.waretowncouncil.gov.uk



**Jill Rowlinson,
Town Clerk
26th June 2018**

WARE TOWN COUNCIL

**COMMENTS ON PLANNING APPLICATIONS RECEIVED TO BE SUBMITTED TO THE
DIRECTOR OF PLANNING, E.H.D.C., AS AGREED AT A MEETING OF THE WARE
MONDAY 2nd JULY 2018**

<u>T.C. No.</u>	<u>D.C. No.</u>	<u>Location</u>	<u>Proposal</u>
78/18	3/18/1169/LBC	60-62 High Street, Ware SG12 9DA	Repair and redecorate 8 windows on front elevation
Expiry Date: 22 nd June 2018 Public Comments: None Ware Town Council Comments:			
79/18	3/18/1174/FUL	Southern Maltings, New Road, Ware	Change of use, conversion and extension to create a multi-functional community facility including cafe, reception and office area, events hall , arts and craft galleries and teaching studios
80/18	3/18/1175/LBC	Southern Maltings, New Road, Ware	Change of use, conversion and extension to create a multi-functional community facility including cafe, reception and office area, events hall , arts and craft galleries and teaching studios
Expiry Date: 22 nd June 2018 Public Comments: None Ware Town Council Comments:			
81/18	3/18/1207/HH	98 Musley Hill, Ware SG12 7NQ	Replacement render of existing house and previously approved extensions (ref: 3/18/0646/HH) with white textured render.
Expiry Date: 27 th June 2018 Public Comments: None Ware Town Council Comments:			
82/18	3/18/1210/HH	46 High Oak Road, Ware SG12 7PD	Double storey rear extension
Expiry Date: 28 th June 2018 Public Comments: 1 objection Ware Town Council Comments:			
83/18	3/18/1237/HH	38 Presdales Drive, Ware SG12 9NN	Single storey garage/outbuilding
Expiry Date: 3 rd July 2018 Public Comments: None Ware Town Council Comments:			

84/18	3/18/1240/FUL	3 St Marys Courtyard, Church Street, Ware SG12 9EF	Extension of entrance
<p>Expiry Date: 3rd July 2018</p> <p>Public Comments: None</p> <p>Ware Town Council Comments:</p>			
85/18	3/18/1273/HH	1 & 3 Barley Ponds Road, Ware SG12 7EX	Proposed single storey side & rear extension, conversion of front store/garage into habitable room at 1 Barley Ponds Road & single storey rear extension at 3 Barley Ponds Road SG12 7EX
<p>Expiry Date: 5th July 2018</p> <p>Public Comments: None</p> <p>Ware Town Council Comments:</p>			
86/18	3/18/1275/HH	18 Page Hill, Ware SG12 0RZ	Conversion of 1 no. garage with insertion of window to flank elevation and infill extension
<p>Expiry Date: 6th July 2018</p> <p>Public Comments: 1 objection</p> <p>Ware Town Council Comments:</p>			
87/18	3/18/1284/HH	41 Fanshawe Crescent, Ware SG12 0AR	Conversion of garage and the insertion of roof light
<p>Expiry Date: 6th July 2018</p> <p>Public Comments: None</p> <p>Ware Town Council Comments:</p>			
88/18	3/18/1298/ADV	77 High Street, Ware SG12 9AD	1no. non-illuminated fascia sign (retrospective).
<p>Expiry Date: 9th July 2018</p> <p>Public Comments: None</p> <p>Ware Town Council Comments:</p>			
89/18	3/18/1307/FUL	Rankin House, 8 West Street, Ware SG12 9EE <i>(insufficient information available from East Herts Council as at 26.6.18)</i>	Change of use from A1 (shop) to A4 (wine bar).
<p>Expiry Date: 10th July 2018</p> <p>Public Comments: None</p> <p>Ware Town Council Comments:</p>			

90/18	3/18/1332/HH	13 Peters Wood Hill, Ware SG12 9NR	Refurbishment of existing house, re pitching roof and forming two pitched roof dormers and new gable to front elevation. Two dormers to rear roofs and rear ground floor extension. Ground floor extension to garage and re pitching of roof and forming two pitched roof dormers to front elevation.
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Expiry Date: 13th July 2018

Public Comments: None

Ware Town Council Comments:

91/18	3/18/1347/HH	Highview, 56 Lady Margaret Gardens, Ware SG12 7QB	Proposed single storey side extension, removal of brick wall to create parking area for 1 car.
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Expiry Date: 13th July 2018

Public Comments: None

Ware Town Council Comments:

WARE TOWN COUNCIL

**SCHEDULE OF PLANNING DECISIONS ISSUED BY THE
DIRECTOR OF PLANNING, EAST HERTS DISTRICT COUNCIL**

<u>PLANNING PERMISSIONS 02.07.18</u>			
3/18/0457/FUL	Church House, Church Street, Ware SG12 9EN	Change of use from B8 storage area into C3 residential one-bedroom apartment	
3/18/0599/HH	52 Kingsway, Ware SG12 0QQ	Remove pebble dash and replace with render to whole house.	
3/18/0719/ADV	Suites 3 4 And 5 The Maltings Hoe Lane Ware SG12 9LR	Continuing display of 8no. existing non-illuminated fascia signs to display companies in the building (originally approved under application 3/13/0980/AD).	
3/18/0768/HH	25 Clarks Close, Ware SG12 0QH	Demolition of detached garage. Proposed single storey side and rear extension with new first floor window to flank wall.	
3/18/0782/HH	5 Clarks Close Ware SG12 0QH	Single storey rear extension, with new ground floor mono-pitch roof	
3/18/0789/FUL	77 High Street, Ware SG12 9AD	Retrospective change of use from A1 to Tanning Salon (Sui Generis).	
3/18/0832/TEL	Adopted Highway Land Adjacent To Roundabout Baldock Street, Ware SG12 0AA	Upgrade of telecommunications base station comprising removal of existing 10 metre high dual-purpose telecommunications lamppost column and replacement with a 15 metre high dual-purpose telecommunications lamppost column, associated antennas, 1 no. replacement equipment cabinet (existing cabinet to be removed) and ancillary works (amendment to previous submission 3/17/0873/TEL).	
3/18/0875/HH	18 Collett Road, Ware SG12 7LY	Single storey rear extension with 1no rooflight.	
3/18/0955/HH	52 Heath Drive, Ware SG12 0RJ	Removal of conservatory and detached garage. Single storey side and rear extensions, first floor and second floor side extensions. New ground floor bay window and pitched roof to front elevation. Enlarged first floor rear window opening. Rear dormer window. (Amendment to previous approval 3/17/1465/HH).	

REFUSALS

3/18/0677/HH	20 Redan Road Ware Hertfordshire SG12 7NJ	Single storey rear extension	
3/18/0792/HH	9 Musley Hill, Ware SG12 7NA	Two storey rear extension	
3/18/0903/HH	5 Century Road, Ware SG12 9DY	Erection of porch	**
3/18/0947/HH	2 Beech Close Ware Hertfordshire SG12 9NQ	First floor side extension and alterations to conservatory roof.	

- * Town Council objected
- ** Town Council had no objections



East Herts Council
Wallfields,
Pegs Lane
Hertford, Herts
SG13 8EQ

Tel: 01279 655261

Town Clerk
Ware CP
The Priory
High Street
Ware
SG12 9AL

Date: 13th June 2018
Our Ref: 3/18/0903/HH
Please ask for: James Mead
Telephone: 01992 531605
Email: planning@eastherts.gov.uk

**Notice of Decision
Town and Country Planning Act 1990 (as amended)**

Dear Sir/Madam

APPLICATION: 3/18/0903/HH

PROPOSAL: Erection of porch

AT: 5 Century Road Ware Hertfordshire SG12 9DY

FOR: Mr Alastair Pert

Further to my earlier consultation regarding this proposal, I write to inform you that this matter was considered by the Council on the 13th June 2018 and it was decided to **Refuse Planning Permission** subject to the following:

1. The proposed porch, by reason of its size, scale, siting and design, would be detrimental to the character and appearance of the existing dwelling, the surrounding area, the street scene and the Ware Conservation Area. The proposal would therefore be contrary to policies ENV1, ENV5, ENV6, BH5 and BH6 of the East Herts Local Plan (second review), 2007 and section 12 of the NPPF.

Informatives:

1. In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, East Herts Council has considered, in a positive and proactive manner, whether the planning objections to this proposal could be satisfactorily resolved within the statutory period for determining the application. However, for the reasons set out in this decision notice, the proposal is not considered to achieve an acceptable and sustainable development in accordance with the Development Plan and the National Planning Policy Framework.

This Decision Relates to Plan Numbers:

Location Plan (Location Plan)
STB/18/01 (Existing and Proposed Drawing)

Yours sincerely



Kevin Steptoe
On Behalf Of Development Management

Handwritten notes or stamps in the right margin, including the word "STATION" at the bottom.



East Herts Council
Wallfields
Pegs lane
Hertford
SG13 8EQ

Tel: 01279 655261

Town Clerk
Ware CP
The Priors
High Street
Ware
SG12 9AL

Date: 15th June 2018
My ref: 3/17/2961/FUL
Ask for: Honey Kojouri
Telephone: 01992 532108
E-mail: planning@eastherts.gov.uk

Dear Sir/Madam

Planning Appeal: 20 Presdales Drive Ware Hertfordshire SG12 9NP
LPA Appeal Reference: 18/00054/REFUSE

The Planning Inspectorate has asked us to notify you of this planning appeal and let you know that, if the appellant is successful, the development could get planning permission and be built. If you made any comments on the original planning application these will be considered by the Planning Inspectorate, who decides the appeal, and placed on the national planning website along with your name and address. However neither you nor the Council can submit further comments on this appeal. This is because the appeal is following a new shortened procedure called the 'Householder Appeals Service'.

We have forwarded all the comments we received on the original application to the Planning Inspectorate. If you made any comments and you do not wish them to be considered by the Planning Inspectorate, or to be put on the website, contact the Inspectorate by writing to, The Planning Inspectorate, Room 3/03, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference APP/J1915/D/18/3202574. The deadline to withdraw any previously submitted comments is 4 weeks from the start date below.

If you wish to follow the appeal you can look up the appeal documentation and decision on the government's national planning website – www.planningportal.gov.uk/pes using the reference APP/J1915/D/18/3202574. The Planning Inspectorate aim to decide the appeal within 8 weeks of the start date which is 14th June 2018. Please remember that you cannot make any further comments on this planning application.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Kevin Steptoe'.

Kevin Steptoe
On Behalf Of Development Management

