



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 30 APRIL 2014
TIME : 7.00 PM

MEMBERS OF THE COMMITTEE

Councillor Mrs R Cheswright (Chairman)
Councillors M Alexander, D Andrews, E Bedford, S Bull, A Burlton,
K Crofton, G Jones, P Moore, M Newman (Vice-Chairman), N Symonds
and G Williamson

Substitutes

Conservative Group: Councillors J Jones, G Lawrence, T Page and
K Warnell
Liberal Democrat Group: Councillor M Wood

*(Note: Substitution arrangements must be notified by the absent Member
to Democratic Services 7 hours before the meeting)*

CONTACT OFFICER: PETER MANNINGS
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NOTE

**A Briefing is to be held for Members prior to the commencement of
the meeting at 5.15pm. This is at the request of Buntingford Town
Council and is to brief Members on the current proposals in relation
to the former Sainsbury's depot site, London Road, Buntingford.**

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DISCLOSABLE PECUNIARY INTERESTS

1. A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:
 - must not participate in any discussion of the matter at the meeting;
 - must not participate in any vote taken on the matter at the meeting;
 - must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
 - if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
 - must leave the room while any discussion or voting takes place.

2. A DPI is an interest of a Member or their partner (which means spouse or civil partner, a person with whom they are living as husband or wife, or a person with whom they are living as if they were civil partners) within the descriptions as defined in the Localism Act 2011.

3. The Authority may grant a Member dispensation, but only in limited circumstances, to enable him/her to participate and vote on a matter in which they have a DPI.

4. It is a criminal offence to:

- fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register;
- fail to notify the Monitoring Officer, within 28 days, of a DPI that is not on the register that a Member disclosed to a meeting;
- participate in any discussion or vote on a matter in which a Member has a DPI;
- knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a DPI or in disclosing such interest to a meeting.

(Note: The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.)

AGENDA

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes - 2 April 2014 (Pages 7 - 20)

To confirm the Minutes of the meeting of the Committee held on Wednesday 2 April 2014.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 21 - 24)

- (A) 3/13/0804/OP – Land at Bishop's Stortford North – Application by Bishop's Stortford North Consortium and Landowners_(Pages 25 - 276)

Recommended for Approval

- (B) 3/14/0060/OP - Erection of High Dependency Continuing Care Retirement Community comprising of: 80 Bed Care Home Up to 96 c2 Extra Care/Assisted Living Units Public Woodland Walking Areas. Shared Communal Facilities including Swimming Pool, Gymnasium, Day Centre, Therapy Rooms, Restaurant, Store/Post Office and Surgery located in a central purpose designed care and management facility Shared External Communal Facilities including Tennis Courts, Bowling Green, Gardening Area and Woodland Walking Area at Former brickfields, off Cole Green Way, Hertford, SG14 2LF for Mr L J Elmermann_(Pages 277 - 298)

Recommended for Refusal

- (C) 3/14/0094/OP - Outline planning application for a development of up to 10 dwellings with all matters reserved except highway access onto Green End (B1368) on Land East of Green End Farm, Green End, Braughing, SG11 2PG for The Fairfield Partnership_(Pages 299 - 320)

Recommended for Refusal

- (D) 3/13/1820/FP - Demolition of existing Lafarge Tarmac depot buildings and structures. Construction of a mix of 8 sustainable dwellings together with associated highway works, landscaping, water management and footpath provision at Land adjoining Sacombe Road, Waterford for John Duffield_(Pages 321 - 342)

Recommended for Refusal

- (E) 3/14/0411/FP -Redevelopment to provide a new college building, car parking, associated access and landscaping, including demolition of existing buildings at Hertford Regional College, Scotts Road, Ware, Herts, SG12 9JQ for Hertford Regional College_(Pages 343 - 362)

Recommended for Approval

- (F) 3/13/1654/FP - Use of the land for fishing, swimming, shooting, segway hire, weddings and functions. Erection of marquee between 1st March & 30th September; the retention of an associated storage container; the extension of hard standing to form an access to the marquee and the change of use of land for overflow car parking. (Retrospective) at Redricks Lakes, Redricks Lane, Sawbridgeworth, Hertfordshire, CM21 0RL for Mitchell Edwards, Redricks Leisure Park Ltd_(Pages 363 - 374)

Recommended for Refusal

- (G) 3/14/0254/FP - Erection of 1no. five bed and 1no. four bed detached dwellings with associated off-street parking, landscaping and new vehicular access at The Cottage, Cautherly Lane, Great Amwell, SG12 9SD for Mrs J. Mayes_(Pages 375 - 386)

Recommended for Refusal

- (H) 3/13/2273/FP - Two storey side extension and single storey rear extension at 4 Lower Cottages, The Causeway, Brent Pelham, Buntingford, SG9 0HN for Mr James Clague_(Pages 387 - 396)

Recommended for Refusal

- (I) 3/14/0016/FP - Erection of residential annexe (building previously approved as garage under ref: 3/10/1997/FP) at 5 Bluebell Walk, Sawbridgeworth, Hertfordshire, CM21 0JQ for Mr S Grayston_(Pages 397 - 406)

Recommended for Approval

6. Land at Aspenden Road, Buntingford (Pages 407 - 412)

7. Enforcement Update (Pages 413 - 432)

8. Items for Reporting and Noting (Pages 433 - 456)

(A) Appeals against refusal of Planning Permission/ non-determination.

(B) Planning Appeals Lodged.

(C) Planning Appeals: Inquiry and Informal Hearing Dates.

(D) Planning Statistics.

9. Urgent Business

To consider such other business as, in the opinion of the Chairman of the meeting, is of sufficient urgency to warrant consideration and is not likely to involve the disclosure of exempt information.