



Catherine Whitehead
Interim Head of Democratic and Legal
Support Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 25 MAY 2016
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor T Page (Chairman).
Councillors M Allen, D Andrews, R Brunton, M Casey, B Deering,
M Freeman, J Goodeve, J Jones, J Kaye, R Standley and K Warnell.

Substitutes:

Conservative Group: Councillors S Bull, R Henson, D Oldridge,
S Reed and P Ruffles.

The Membership and Substitute Members for the Development
Management Committee will be confirmed at Annual Council on 18 May
2016.

*(Note: Substitution arrangements must be notified by the absent Member
to the Committee Chairman or the Executive Member for Development
Management and Council Support, who, in turn, will notify the Committee
service at least 7 hours before commencement of the meeting.)*

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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.)

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable, which may include social media of any kind, such as tweeting, blogging or Facebook. However, oral reporting or commentary is prohibited. If you have any questions about this please contact Democratic Services (members of the press should contact the Press Office). Please note that the Chairman of the meeting has the discretion to halt any recording for a number of reasons, including disruption caused by the filming or the nature of the business being conducted. Anyone filming a meeting should focus only on those actively participating and be sensitive to the rights of minors, vulnerable adults and those members of the public who have not consented to being filmed.

AGENDA:

1. Appointment of Vice–Chairman

2. Apologies

To receive apologies for absence.

3. Chairman's Announcements

4. Declarations of Interest

5. Minutes – 27 April 2016

To confirm the Minutes of the meeting of the Committee held on Wednesday 27 April 2016 (Previously circulated as part of the Council Minute book for 18 May 2016).

6. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 7 – 10).

(A) 3/15/1080/FUL – Construction of an agricultural lagoon and access road at Home Farm, Munden Road, Dane End for Mr James Sapsed (Pages 11 – 28).

Recommended for Approval.

(B) 3/16/0471/VAR – Variation of Condition 14 (approved plans) of planning permission 3/13/1375/OP: Full permission for the erection of 180 homes, amenity land for community uses, the creation of one new access onto the A10 and closure of an existing access onto the A10 north of the site, creation of four new accesses onto Ermine Street and the upgrading of one access onto Ermine Street, and the provision of amenity space and associated infrastructure, and in outline with all matters reserved a 50-60 bed care home and sheltered accommodation. Amendments to the layout, mix, and design of the approved residential development at Land North of The Park Farm Industrial Estate and Freman College, Ermine Street, Buntingford for Redrow Homes Ltd_(Pages 29 – 52).

Recommended for Approval.

- (C) 3/16/0115/FUL – Erection of 57 units of Assisted Living Extra Care (Use Class C2) accommodation for the frail elderly and 24 units of Retirement Living (C3) ' Sheltered Accommodation' including communal facilities and car parking - amended details at Sovereign House, Hale Road, Hertford for McCarthy and Stone_(Pages 53 – 74).

Recommended for Approval.

- (D) 3/16/0430/FUL – Erection of 10 new dwellings comprising two pairs of semi-detached houses and two blocks of three flats. Demolition of existing single storey side extension to Alpha Cottage and erection of a new single storey side extension at Alpha Cottage, 4 Francis Road, Ware, Hertfordshire, SG12 9HB for Mr S Pierce_(Pages 75 – 92).

Recommended for Refusal.

- (E) 3/16/0635/FUL – Additional 2 metres netting to existing 3G football pitch fencing (extending fence height from 3 metres to 5 metres). Total length 47metres at Hartham Leisure Centre, Hartham Lane, Hertford for Everyone Active_(Pages 93 – 100).

Recommended for Approval.

- (F) 3/16/0331/HH – Erection of garage at Penrhyn, London Road, Spellbrook, Bishop's Stortford, CM23 4BA for Mr Hussain. (Pages 101 – 110).

Recommended for Approval.

- (G) 3/16/0532/FUL – Erection of 1no. new two storey detached residential dwelling together with associated detached double bay garage, associated driveway/off-street car parking, private garden space, landscaping and other associated development at Priory Farm House, High Street, Widford, SG12 8RA for Mr A and S Richardson. (Pages 111 – 126).

Recommended for Approval.

- (H) 3/16/0608/HH – Raising of roof ridge, insertion of 4 dormer windows, front and rear extensions, front porch and insertion of flank windows at The Conifers, Hill Farm Nursery, Old Hall Green, Ware for Mr D Fox. (Pages 127 – 138).

Recommended for Approval.

7. Items for Reporting and Noting (Pages 139 – 170).

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

(B) Planning Appeals Lodged.

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

(D) Planning Statistics.

8. 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.