



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 27 MAY 2015
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

To be confirmed at Annual Council on 20 May 2015.

SUBSTITUTES:

To be confirmed at Annual Council on 20 May 2015.

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

CONTACT OFFICER: PETER MANNINGS
01279 502174
peter.mannings@eastherts.gov.uk

Would Members note that there is a **mandatory** training session for Members and Substitutes of the Development Management Committee at 6.30 pm in the Council Chamber, Wallfields, Hertford on Thursday 21 May 2015.

In addition, prior to the first meeting of the Committee on Wednesday 27 May 2015, there will be a Question and Answer 'drop in clinic' for Members and Substitutes of the Development Management Committee at 5.30 pm in Room 27, Wallfields, Hertford.

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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 – 25 March 2015

To confirm the Minutes of the meeting of the Committee held on Wednesday 25 March 2015 (Previously circulated as part of the Council Minute book for 20 May 2015).

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

(A) 3/14/2023/OP – Outline application with all matters reserved for the erection of 13 dwellings at land south of Tanners Way, Hunsdon, SG12 8QD for Mr and Mrs P Findlay_(Pages 11 – 48).

Recommended for Approval.

(B) 3/15/0415/FUL – Construction of 2 houses with garage parking at rear at 103, New Road, Ware SG12 7BY for V and V Reclamation. (Pages 49 – 60).

Recommended for Approval.

(C) 3/15/0040/FP – Demolition of redundant/disused motor repair workshop and erection of 1no 2 bedroomed dwelling at land at Kenton House, Hare Street, SG9 0EA for Mr D Madden_(Pages 61 – 70).

Recommended for Refusal.

- (D) 3/14/1812/FP – Erection of generator compound at Rye Meads Sewage Treatment Works, Stanstead Abbots, Ware, Hertfordshire, SG12 8JY for Peakgen Power Ltd_(Pages 71 – 80).

Recommended for Approval.

- (E) 3/15/0361/FP – Installation of outdoor ménage at Lavender Cottage, Hare Street, SG9 0DY for Mrs A Osborne_(Pages 81 – 86).

Recommended for Approval.

- (F) a) 3/15/0244/FP – Conversion of first floor to include 6 no. letting rooms; b) 3/15/0349/FUL – Construction of brick chimney stack to house kitchen extract flue (amended scheme); c) 3/15/0628/FUL - Conservatory to rear (amended scheme) at The Cock Public House, Stocking Pelham SG9 0HZ for Winchmore Development. (Pages 87 – 98).

- a) 3/15/0244/FP – Recommended for Approval.
b) 3/15/0349/FUL – Recommended for Approval.
c) 3/15/0628/FUL – Recommended for Approval.

- (G) 3/15/0228/SV – Variation of the Section 106 Legal Agreement associated with LPA 3/92/0474/FP (dated 3rd September 2001) by the removal of Clause 1.2 and the removal of Clause 1(i) of the s52 Agreement (dated 28th September 1987) associated with LPA 3/86/1939/OP, to remove the 'elderly persons' age restriction at Land at Stocking Hill Lane, Cottered, SG9 9PY for Joseph Edis. (Pages 99 – 108).

Recommended for Approval.

- (H) E/14/0179/A – Unauthorised change of use of Turkey barn to B8 (storage and distribution) use at Eastwick Hall farm, Eastwick, Harlow, CM20 2RA_(Pages 109 – 116).

Enforcement.

7. Planning Appeal: Residential Development Proposals, Land Off Green End, Braughing (Up To 60 Houses) Ref 3/14/1448/OP (Pages 117 – 158).

Planning Appeal.

8. Items for Reporting and Noting (Pages 159 – 160).

(A) Appeals against refusal of Planning Permission/ non-determination – ‘To Follow’.

(B) Planning Appeals Lodged – ‘To Follow’.

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

(D) Planning Statistics – ‘To Follow’.

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.