



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 16 SEPTEMBER 2015
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor D Andrews (Chairman).
Councillors M Allen, K Brush, M Casey, M Freeman, J Jones, J Kaye,
A McNeece, D Oldridge, T Page, P Ruffles and K Warnell.

Substitutes:

Conservative Group: Councillors S Bull, J Cartwright and B Deering.

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

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes – 18 and 19 August 2015 (Pages 7 – 26).

To confirm the Minutes of the meetings of the Committee held on:

Tuesday 18 August 2015.

Wednesday 19 August 2015.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 27 – 30).

(A) 3/15/0149/FP – Part demolition and refurbishment of existing garden centre with café extension; erection of foodstore (approx. 2,047 sqm net sales) with café and external seating, extended service road, new roundabout from Amwell Hill and other associated highways, servicing and landscaping works, Van Hages Garden Centre, Amwell Hill, Great Amwell, Ware, Hertfordshire, SG12 9RP for Van Hage Garden Company Ltd_(Pages 31 – 94).

Recommended for Refusal.

(B) 3/14/2144/OP – Residential development (163 dwellings), alterations to Patmore Close, internal access and parking, landscaping, open space and related works; all matters reserved for later approval apart from access (Application B) for Land at Patmore Close, Hadham Road, Bishop's Stortford for Hertfordshire County Council. (Pages 95 – 166).

Recommended for Approval.

- (C) 3/15/1012/VAR – Variation of condition 8 (approved plans) of planning permission 3/13/0804/OP (erection of 2,200 dwellings) to update the approved house types to address changes to the Building Regulations at Area B1, Land At Bishop's Stortford North, Hadham Road, Bishop's Stortford for Persimmon Homes_(Pages 167 – 172).

Recommended for Approval.

- (D) 3/14/2132/OP – Outline consent for the erection of a Low Carbon Continuing Care Retirement Community comprising of: 80 Bed Care Home and up to 96 c2 Flexi Care / Assisted Living Units. Shared Communal Facilities including Swimming Pool, Gymnasium, Day Centre, Therapy Rooms, Restaurant, Store/Post Office, Tennis Courts, Bowling Green, Allotments/Gardening Areas and Public Woodland Walking Areas at Former brickfields, off Cole Green Way, Hertford, SG14 2LF for Mr L J Elmermann_(Pages 173 – 192).

Recommended for Refusal.

- (E) 3/15/1019/REM – Residential development of 26 dwellings – approval of details in respect of landscaping following outline approval of LPA reference 3/10/2040/OP at land off Longmead, Buntingford, SG9 9EF for Matthew Homes_(Pages 193 – 200).

Recommended for Approval.

- (F) 3/14/1299/FP – Change of use of land from agricultural to car parking for 92 vehicles together with coach parking and turning, and upgraded vehicular access at Field adjacent to Hertford Rugby Club, Hoe Lane, Ware, Herts, SG12 9NZ for Hertford Rugby Football Club. (Pages 201 – 214).

Recommended for Approval.

- (G) 3/14/2013/FP – Proposed retention of Meadow Barn and associated Pole Barn as a permanent function facility and change of use of the approved Function Barn (ref: 3/10/1200/FP) to provide a spa for hotel guests and visitors, with the insertion of a first floor to provided two residential family units for recuperative neutropenic children at Tewin Bury Farm Hotel, Hertford Road Tewin AL6 0JB for Mr V Williams (Pages 215 – 230).

Recommended for Approval.

- (H) 3/15/1011/FUL – Erection of 2no 2 bedroomed dwellings and 5no 4 bedroomed dwellings with associated access, parking and landscaping at Land at Walnut Close, Much Hadham, SG10 6AJ for Marden Homes_(Pages 231 – 248).

Recommended for Approval.

- (I) 3/15/1269/FUL – Erection of 1 No. 4 bedroomed detached house at land to the rear of 26 Chantry Road, Bishop's Stortford, CM23 2SF for Mr Joseph McKenzie_(Pages 249 – 262).

Recommended for Approval.

- (J) 3/15/1222/HH – Retrospective planning permission for the erection of two detached cart-lodges within the front garden at High Oaks, Much Hadham, SG10 6DQ for Mr J Carey_(Pages 263 – 270).

Recommended for Approval.

6. Items for Reporting and Noting (Pages 271 – 286).

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

(B) Planning Appeals Lodged.

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

(D) Planning Statistics.

7. 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.