



Kevin Williams, Interim  
Head of Legal and  
Democratic Services

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 7 DECEMBER 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 (Vice-Chairman), J Goodeve, J Jones, P Ruffles, R Standley  
and K Warnell.

### **Substitutes**

Conservative Group: Councillors S Bull, S Cousins, J Kaye,  
D Oldridge and S Reed.

*(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.)*

**CONTACT OFFICER: PETER MANNINGS**  
**01279 502174**  
[peter.mannings@eastherts.gov.uk](mailto:peter.mannings@eastherts.gov.uk)

*This agenda has been printed using 100% recycled paper*

## 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.)

### **Public Attendance**

East Herts Council welcomes public attendance at its meetings and will provide a reasonable number of agendas for viewing at the meeting. Please note that there is seating for 27 members of the public and space for a further 30 standing in the Council Chamber on a “first come first served” basis. When the Council anticipates a large attendance, an additional 30 members of the public can be accommodated in Room 27 (standing room only), again on a “first come, first served” basis, to view the meeting via webcast.

If you think a meeting you plan to attend could be very busy, you can check if the extra space will be available by emailing [committee.services@eastherts.gov.uk](mailto:committee.services@eastherts.gov.uk) or calling the Council on 01279 655261 and asking to speak to Democratic Services.

### **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 – 9 November 2016 (Pages 7 – 18).

To confirm the Minutes of the meeting of the Committee held on Wednesday 9 November 2016.

### 5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 19 – 22).

(A) 3/16/2072/FUL – Demolition of offices, change of use of land to create car park with associated landscaping at The Causeway, No One Building, Bishop's Stortford, CM23 2ER for East Herts Council (Pages 23 – 38).

Recommended for Approval.

(B) 3/16/1251/REM – Application for approval of reserved matters for 3/13/0886/0P for the layout of the first phase of the internal road network, the landscape buffer adjacent to the A 120, Hazel End Road and Farnham Road and the layout and details of landscaping for the new Riverside Park adjacent to Hazel End Road, including internal footpaths, planting plan, visitors car park, attenuation ponds and access road at Land between Farnham Road and Hazel End Road, Bishop's Stortford, CM23 1JJ for Countryside Properties (Pages 39 – 54).

Recommended for Approval.

- (C) 3/16/1897/REM – Reserved matters relating to phase A housing development for 69 houses and 22 affordable units to include access, landscaping and parking at Land between Farnham Road and Hazel End Road, Bishop's Stortford, CM23 1JJ for Countryside Properties (Pages 55 – 76).

Recommended for Approval.

- (D) 3/16/0452/FUL – Erection of 30 dwellings comprising of 7no. 2 bed dwellings, 9no. 3 bed dwellings and 14 no 4+ bed dwellings with associated access and landscaping at Rye Street/Farnham Road, Bishop's Stortford, CM23 2HE for FOL Limited\_(Pages 77 – 102).

Recommended for Approval.

- (E) 3/16/1391/FUL – Erection of 43 dwellings including access via Ermine Street, landscaping and open space at Land north of Park Farm Industrial Estate, Ermine Street, Buntingford for Weston Homes PLC – 'To Follow'

*'Report to follow'*.

- (F) 3/15/0260/FUL – Demolition of the existing dwelling and industrial buildings and erection of 12no dwellings with garaging and landscaping at Well House, Acorn Street, Hunsdon, SG12 8PF for Robert Dixon Ltd\_(Pages 103 – 132).

Recommended for Approval.

- (G) 3/16/2087/VAR – Variation of condition 2 (approved plans) of planning permission 3/14/2292/FP – Development of land at Chauncy School to deliver 47 new homes (18 houses and 29 flats) associated car parking and new vehicular access at The Chauncy School, Park Road, Ware, SG12 0DP for Network New Building Ltd\_(Pages 133 – 160).

Recommended for Approval.

- (H) 3/16/1576/VAR – Variation of condition 2 (approved plans) of planning permission 3/14/1583/FP – Erection of 22 houses including 13 open market and 9 shared ownership together with a new access to Dane O'Coys Road at Land adjoining Hoggates End, Dane O'Coys Road, Bishops Stortford for Grange Builders LLP\_(Pages 161 – 172).

Recommended for Approval.

- (I) S/16/0276/PREAPP – Revocation of Hazardous Substances Consent at Marshgate Drive, Hertford, Hertfordshire SG13 7AQ for National Grid\_(Pages 173 – 180).

Revocation of Hazardous Substances Consent.

6. Esbies Estate, Sawbridgeworth – Update On Enforcement Issues (Pages 181 – 196).

7. Enforcement Update (Pages 197 – 210).

8. Items for Reporting and Noting – 'To Follow'

(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.