



Alison Stuart
Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 13 SEPTEMBER 2017
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor

Councillors T Page, M Allen, D Andrews, R Brunton, M Casey, S Cousins,
B Deering, M Freeman, J Goodeve, J Jones, R Standley and K Warnell

Substitutes

Conservative Group: Councillors P Ballam, P Boylan, S Bull,
D Oldridge and P Ruffles

(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.)

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 democraticservices@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 - 19 July 2017 (Pages 7 - 18)

To confirm the Minutes of the meeting of the Committee held on Wednesday 19 July 2017.

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

(A) 3/17/0881/VAR - Variation of condition 2 (Approved Plans) of permission 3/15/0964/FUL to provide for the addition of an "Orangery" to the top floor and the insertion of 3 No. windows to the third floor and deletion of 1 no. window to the same floor. at Leaside Depot, Widbury Hill Ware for Caring Homes Group_(Pages 23 - 46)

Recommended for Approval.

(B) 3/14/2304/OUT - Outline: (all matters reserved except for access). i. Up to 400 dwellings (C3) ii. First school site. iii Formal and informal open spaces. iv. Children's playspace. v. Structural landscaping and internal roads. vi. Formation of a new junction on the A10. vii. surface and foul water drainage infrastructure. Full: Phase 1. i. 99 dwellings including affordable housing (C3), access roads, car parking, children's playspace, incidental open space and associated surface and four water drainage infrastructure on Land Off Luynes Rise, Buntingford for Bovis Homes Ltd and Wattsdown Developments Ltd (Pages 47 - 86)

Recommended for Refusal.

- (C) 3/17/1145/OUT - Outline application for the development of up to 13 dwellings including associated access on land at Gosmore Paddock, 19 Hebing End, Benington, Herts SG2 7DD for Mr and Mrs Newton (Pages 87 - 104)

Recommended for Refusal.

- (D) 3/17/1388/HH - Demolition of garage and replacement with a single storey side extension at 1 Rectory Close, Hunsdon SG12 8QG for Mr and Mrs O'Dowd_(Pages 105 - 110)

Recommended for Approval.

- (E) 3/17/0073/REM - Erection of 95 residential dwellings and associated garages, parking, open space and landscaping at Area 2 South Hare Street Road, Buntingford for Wheatley Homes Ltd_(Pages 111 - 132)

Recommended for Approval.

- (F) 3/16/0707/FUL - Construction of temporary surface level car park on Land at Bishops Stortford Railway Station for Solum Regeneration (Bishops) LLP_(Pages 133 - 150)

Recommended for Approval.

6. Items for Reporting and Noting (Pages 151 - 218)

- (A) Appeals against refusal of planning permission / non – determination.
- (B) Planning Appeals Lodged
- (C) Appeals Decided
- (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.