



Alison Stuart  
Head of Legal and  
Democratic Services

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 21 JUNE 2017  
**TIME** : 7.00 PM

**PLEASE NOTE TIME AND VENUE**

### **MEMBERS OF THE COMMITTEE**

Councillor T Page (Chairman)

Councillors M Allen, D Andrews, P Ballam, R Brunton, M Casey, B Deering, M Freeman (Vice-Chairman), J Goodeve, J Jones, R Standley and K Warnell.

### **Substitutes**

Conservative Group: Councillors P Boylan, S Bull, S Cousins, 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.)*

**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 – 17 May 2017 (Pages 7 – 18)

To confirm the Minutes of the meeting of the Committee held on Wednesday 17 May 2017.

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

(A) 3/17/0239/FUL – Construction of 4 dwellings comprising of 2 No three bed semi-detached, 1 No four bed detached and 1 No five Bed detached and all associated parking and access facilities. Construction of new detached garage for Unit 4. Construction of a cart lodge type garage for use by Chestnuts. Demolition of detached swimming pool building at Land Adjacent To Chestnuts, 5 Green End, Braughing, SG11 2PE for Mr Ben Stephens\_(Pages 23 – 42)

Recommended for Approval.

(B) 3/17/0251/FUL – Erection of 20 dwellings with associated parking, landscaping and access at Land at North Drive, High Cross for Beechwood Homes Ltd\_(Pages 43 – 72)

Recommended for Approval.

- (C) 3/16/1253/FUL – Erection of 27 no retirement apartments (Category II sheltered housing) with associated facilities, car parking and landscaping at Land North of Park Farm Industrial Estate, Ermine Street, Buntingford for McCarthy and Stone Retirement Lifestyle Ltd (Pages 73 – 94)

Recommended for Approval.

- (D) 3/17/0643/HH – Remove 140cm high wooden picket and trellis boundary fence and replace with new 160cm high wooden fence at 1 Mill Cottages, Hare Street Road, Buntingford, SG9 9HX for Mr Rhys Thomas\_(Pages 95 – 102)

Recommended for Approval.

- (E) 3/17/0876/LBC – Regularise the re-location of Milestone 34 at West Side of A10, corner of Whiteley Lane/A10 for Councillor Jeff Jones (Pages 103 – 108)

Recommended for Approval.

6. Items for Reporting and Noting (Pages 109 – 138)

- (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.