



Kevin Williams
Interim Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 11 JANUARY 2017
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor T Page (Chairman)
Councillors M Allen, D Andrews, R Brunton, S Bull, M Casey, B Deering,
M Freeman (Vice-Chairman), J Goodeve, J Jones, R Standley and
K Warnell

Substitutes

Conservative Group: Councillors S Cousins, J Kaye, D Oldridge,
S Reed 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 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 – 7 December 2016

To confirm the Minutes of the meeting of the Committee held on Wednesday 7 December 2016 (Previously circulated as part of the Council Minute book for Wednesday 14 December 2016)

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

(A) 3/16/1218/FUL - Demolition of buildings. Closure of access points. Erection of 29 dwellings with associated infrastructure and creation of access to Cambridge Road at The Chestnuts and Glanton, Cambridge Road, Puckeridge for Beverley Homes Ltd_(Pages 11 – 68)

Recommended for Approval

(B) 3/16/1335/FUL – Erection of a 66 bed, 3 storey care home for the elderly with associated landscaping, parking and access at Land at former Sainsbury's Depot site, London Road, Buntingford, SG9 9JR for LNT Care Developments – 'To Follow'

'Report to follow'

(C) 3/16/2327/VAR – Variation of condition 2 (approved plans) of LPA approval 3/16/0315/FUL – Demolition of existing buildings and proposed residential development of 10 new houses, with associated landscaping and parking at The John Gilpin, London Road, Ware, SG12 9LX for Regenta Development_(Pages 69 – 80)

Recommended for Approval

(D) a) 3/16/2027/FUL and b) 3/16/2028/LBC – Change of use of agricultural barn and sheds to B1 offices, landscaping and parking at Brickhouse Farm, Church Lane, Hunsdon, SG12 8LG for Mr Chris Lovegrove_(Pages 81 – 98)

a) 3/16/2027/FUL – Recommended for Approval

b) 3/16/2028/LBC – Recommended for Approval

(E) 3/16/1039/FUL – Change of use and conversion of public house to 3 self-contained residential units and conversion of adjacent building back to a dwelling with first floor rear extension at 1-3 The Bourne, Ware, SG12 0PU for Yellowbrick Properties_(Pages 99 – 112)

Recommended for Approval

(F) 3/16/2167/FUL – Demolition of existing dwelling and construction of a replacement dwelling at 17 Firs Walk, Tewin Wood, Tewin, Herts AL6 0NY for Mr C Ruffle_(Pages 113 – 126)

Recommended for Refusal

(G) 3/16/1946/FUL – Construction of 5 bedroom detached dwellinghouse with detached garage at Cherry Trees, White Hall Lane, Bishop's Stortford for Mr A Young (Lakemount Properties Ltd)
(Pages 127 – 140)

Recommended for Approval

(H) a) 3/16/1735/HH – Erection of fencing and outbuilding; b) 3/16/1934/HH – Renovation and refurbishment of Listed Building including removal of existing front gates and installation of new 5 bar gate and personnel gate and new timber weather boarding to front and side elevations; c) 3/16/1935/LBC – Internal and external alterations to listed building including installation of a new staircase. Creation of a family bathroom, addition of insulation, renovation and/or replacement of front door and windows, new entrance gates and new cladding to rear and side elevations at 24 Green End, Braughing, Ware, SG11 2PG for Mr Peter Boylan_(Pages 141 – 152)

a) 3/16/1735/HH – Recommended for Approval

- b) 3/16/1934/HH – Recommended for Approval
- c) 3/16/1935/LBC – Recommended for Approval

(l) a) 3/16/2134/HH and b) 3/16/2135/LBC – Single storey lean-to extension and new detached garage at Yew Tree Cottage, Green End, Dane End, Ware for Mr and Mrs Young_(Pages 153 – 162)

- a) 3/16/2134/HH – Recommended for Approval
- b) 3/16/2135/LBC – Recommended for Approval

6. Enforcement Update (Pages 163 – 172)

7. Items for Reporting and Noting (Pages 173 – 204)

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

(B) Planning Appeals Lodged

(C) Planning Appeals: Inquiry and Informal Hearing Dates

(D) Planning Statistics – ‘To Follow’

8. 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.