



Alison Stuart
Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 28 MARCH 2018
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.)

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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

To receive any Members' declarations of interest.

4. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 9 - 14)

- (A) 3/17/2897/OUT - Outline planning application for up to 105 residential dwellings, with associated landscaping, amenity space, vehicle and pedestrian access from High Street, and associated works. All matters reserved except for access at Land west of High Street and south of Dovehouse Lane, Walkern, SG2 7PF for Welbeck Strategic Land II LLP c/o agent_(Pages 15 - 40)

Recommended for Refusal.

- (B) 3/17/2216/OUT - Outline application for 27 no. dwellings at Land west of High Road, High Cross for Caddick or c/o agent (Pages 41 - 58)

Recommended for Refusal.

- (C) 3/17/1867/FUL - Change of use from agricultural land to golf course; erection of golf club house with bar, restaurant, changing and pro shop facilities; incorporation of a water harvesting scheme for sustainable irrigation and an improved drainage system through the importation of recovered soils; upgraded practice facility including covered practice bays; and enhanced landscaping at Hertford Gold Club, London Road, Hertford for Mr A Rubino, Belview Gold Ltd_(Pages 59 - 88)

Recommended for Approval.

- (D) a) 3/17/1491/FUL and b) 3/17/1492/LBC - a) Alterations, extensions and conversion of existing Public House to create 2no x 2-bed units and 1no micro-pub with associated cellar, upper floor accommodation, facilities and pub garden with associated access, parking and refuse. Conversion of detached rear barn to create 1no 2-bed unit with associated access, parking, refuse and private amenity space. Erection of 5.no dwellings on the existing PH car park and garden with associated access, parking, refuse and private amenity space. b) Conversion of the existing, listed Public House to create 2no x 2-bed units and 1no micro-pub with associated cellar, upper floor accommodation, facilities and pub garden incorporating alterations and partial demolition of areas of the existing flat roof rear extension area. Conversion of the Listed Barn to the rear of the Public House to create a 2-bed unit with alterations to the listed building and partial demolition of areas of the existing cat slide side_(Pages 89 - 114)

Recommended for Approval.

- (E) 3/17/2220/FUL - Development of the land to provide 3no. commercial units at ground floor along with 10no. residential apartments (2no. at ground floor, 5 no. at first floor and 3no. at second floor at 34 - 36 Rye Street, Bishops Stortford for Mr M Gross_(Pages 115 - 130)

Recommended for Refusal.

- (F) 3/17/2959/FUL - Removal of 4 grain store silos. Proposed installation of an Energy Storage Development consisting of 4 no. 2.5MW containerised batteries with ancillary operational equipment, for a temporary period of 25 years. Security close boarded timber fencing 2.4 metres in height installed around perimeter of the plant at for_(Pages 131 - 142)

Recommended for Approval.

- (G) 3/17/2865/REM - Application for reserved matters in respect of appearance, landscape and scale following outline planning permission allowed on appeal ref. 3/15/0206/OP for the demolition of 30 Wicklands Road and erection of 14 dwellings - minor amendments at Hunsdon Lodge Farm, Drury Lane, Hunsdon, SG12 8NU for Mr L McGrenaghan_(Pages 143 - 158)

Recommended for Approval.

- (H) 3/17/0414/REM - Approval of reserved matters for 3/14/0531/OP in respect of appearance, layout, scale and landscaping for the erection of 81 no. dwellings, associated garages, parking, open space and landscaping at Area 3 South Hare Street Road, Buntingford for Wheatley Homes Ltd_(Pages 159 - 182)

Recommended for Approval.

- (I) 3/17/0424/REM - Approval of reserved matters for 3/14/0531/OP in respect of appearance, layout, scale and landscaping for the erection of 75 no. dwellings and associated garages, parking, open space and landscaping at Area 3 South Hare Street Road, Buntingford for Wheatley Homes Ltd_(Pages 183 - 206)

Recommended for Approval.

- (J) 3/18/0105/OUT - Outline planning application for the erection of up to ten dwellings (all matters reserved) at Blind Lane, Ardeley for Mr Owen York c/o agent_(Pages 207 - 224)

Recommended for Refusal.

5. 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.