



Jonathan Geall
Head of Housing and Health *and*
Acting Head of Legal and Democratic
Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 5 FEBRUARY 2020
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor B Deering (Chairman)

Councillors D Andrews, T Beckett, R Buckmaster, B Crystall, A Huggins, J Jones, I Kemp, T Page, C Redfern, P Ruffles and T Stowe (Vice-Chairman)

Substitutes

Conservative Group: Councillors S Bull, R Fernando and J Kaye
Liberal Democrat Group: Councillor J Dumont
Labour: Councillor M Brady
Green: Councillor J Frecknall

(Note: Substitution arrangements must be notified by the absent Member to the Committee Chairman or the Executive Member for Planning and Growth, 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.)

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AGENDA

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

To receive any Members' declarations of interest.

4. Minutes - 8 January 2020 (Pages 9 - 18)

To confirm the Minutes of the meeting of the Committee held on Wednesday 8 January 2020.

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

(A) 3/19/0118/OUT - Hybrid planning application: (i) Planning permission for construction of the spine road, site accesses, drainage infrastructure and ancillary works and (ii) Outline planning for the erection of up to 618 homes, primary and pre-school, up to 1 no. 80 bed care home and up to 50 assisted living homes (C2 use), neighbourhood hub comprising shops (up to 658 sq. m of A1-A5 uses), community facilities (up to 400 sq. m of D1 use), Travelling Showpeople site, public open space, landscaping, drainage infrastructure, all associated and ancillary development at Land at East of Stevenage, Off Gresley Way, Stevenage_(Pages 23 - 146)

3/19/0118/OUT – Recommended for Approval

- (B) 3/19/1024/FUL - Detailed planning application for the erection of 254 dwellings, associated parking, landscaping and amenity space along with vehicular and pedestrian access from Thieves Lane and Welwyn Road at_(Pages 147 - 206)

3/19/1024/FUL – Recommended for Approval

- (C) 3/18/2781/FUL - Demolition of outbuildings change of use of farm buildings to B1(a) offices and B1(c) light industrial units. Repair to fire damaged stables and construction of new office buildings. Provision of 88 parking spaces. Construction of a balancing pond.
3/18/2782/LBC - Demolition and clearance of curtilage listed fire damaged farm buildings, the reconstruction of curtilage listed fire damaged farm buildings for office purposes and the alteration of existing curtilage listed farm buildings to enable change of use from light industrial to office use and for the reconstruction of curtilage listed fire damaged stable buildings at New House Farm, Wareside, Ware, Hertfordshire, SG12 7QT_(Pages 207 - 246)

3/18/2781/FUL – Recommended for Approval

3/18/2782/LBC – Recommended for Approval

6. Items for Reporting and Noting (Pages 247 - 272)

- (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.