



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 22 SEPTEMBER 2010
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor W Ashley (Chairman).
Councillors M R Alexander, K A Barnes, S A Bull, A L Burlton,
Mrs R F Cheswright, R N Copping, J Demonti, R Gilbert,
Mrs M H Goldspink, G E Lawrence, D A A Peek, S Rutland-Barsby
(Vice-Chairman), J J Taylor, R I Taylor and B M Wrangles.

Substitutes

Conservative Group: Councillors D Andrews, P A Ruffles and
A L Warman.
Liberal Democrat Group: Councillor M Wood.
Independent Group: Councillor D Clark.

*(Note: Substitution arrangements must be notified by the absent Member
to Democratic Services 24 hours before the meeting)*

CONTACT OFFICER: PETER MANNINGS
(01279) 502174

This agenda has been printed using 100% recycled paper

PERSONAL AND PREJUDICIAL INTERESTS

1. A Member with a personal interest in any business of the Council who attends a meeting of the Authority at which the business is considered must, with certain specified exemptions (see section 5 below), disclose to that meeting the existence and nature of that interest prior to the commencement of it being considered or when the interest becomes apparent.
2. Members should decide whether or not they have a personal interest in any matter under discussion at a meeting. If a Member decides they have a personal interest then they must also consider whether that personal interest is also prejudicial.
3. A personal interest is either an interest, as prescribed, that you must register under relevant regulations or it is an interest that is not registrable but where the well-being or financial position of you, members of your family, or people with whom you have a close association, is likely to be affected by the business of the Council more than it would affect the majority of inhabitants of the ward(s) affected by the decision.
4. Members with personal interests, having declared the nature of that personal interest, can remain in the meeting, speak and vote on the matter unless the personal interest is also a prejudicial interest.
5. An exemption to declaring a personal interest applies when the interest arises solely from a Member's membership of or position of general control or management on:
 - any other body to which they have been appointed or nominated by the authority
 - any other body exercising functions of a public nature (e.g another local authority)

In these exceptional cases, provided a Member does not have a prejudicial interest, they only need to declare their interest if they speak. If a Member does not want to speak to the meeting, they may still vote on the matter without making a declaration.

6. A personal interest will also be a prejudicial interest in a matter if all of the following conditions are met:
 - the matter does not fall within one of the exempt categories of decisions
 - the matter affects your financial interests or relates to a licensing or regulatory matter
 - a member of the public, who knows the relevant facts, would reasonably think your personal interest is so significant that it is likely to prejudice your judgement of the public interest.

7. Exempt categories of decisions are:
 - setting council tax
 - any ceremonial honour given to Members
 - an allowance, payment or indemnity for Members
 - statutory sick pay
 - school meals or school transport and travelling expenses: if you are a parent or guardian of a child in full-time education or you are a parent governor, unless it relates particularly to the school your child attends
 - housing; if you hold a tenancy or lease with the Council, as long as the matter does not relate to your particular tenancy or lease.

8. If you have a prejudicial interest in a matter being discussed at a meeting, you must declare that interest and its nature as soon as the interest becomes apparent to you.

9. If you have declared a personal and prejudicial interest, you must leave the room, unless members of the public are allowed to make representations, give evidence or answer questions about the matter, by statutory right or otherwise. If that is the case, you can also attend the meeting for that purpose. However, you must immediately leave the room once you have finished or when the meeting decides that you have finished (if that is earlier). You cannot remain in the public gallery to observe proceedings.

AGENDA

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes (Pages 7 - 36)

To confirm the Minutes of the meeting of the Committee held on Wednesday 25 August 2010.

5. Planning Applications and Unauthorised Development for Consideration by the Committee. (Pages 37 - 44)

Planning Applications and Unauthorised Development for Consideration by the Committee.

- (A) 3/10/1198/FP - Erection of 97 residential units and associated car parking, access, amenity space and landscaping at Land at Sacombe Road, Hertford for Fairview New Homes. (Pages 45 - 70).
- (B) 3/10/1235/FP - Erection of two-storey building for stability chambers at GSK research and development site, Park Road, Ware, SG12 0AE for Glaxo Smith Kline Ltd. (Pages 71 - 80).
- (C) 3/10/1377/FP - Demolition of existing structures and hard standings and redevelopment with four dwellings at Birch Farm, White Stubbs Lane, Broxbourne, EN10 7QA for Mr and Mrs L. Barnes. (Pages 81 - 100).

- (D) 3/10/1227/FO - Variation of Condition 9 (3/09/0939/FP) which states 'The use of the premises shall be restricted to the hours 08.00 to 23.00 Monday to Saturday and 10.00 - 22.00 on Sundays and Bank holidays' to read 'The use of the restaurant by customers shall be restricted to the hours 08:00-23:00 Monday-Saturday and 10:00-22:00 on Sunday and Bank Holidays' at The Riverside Garden Centre, Lower Hatfield Road, Bayford, Hertford, Herts, SG13 8XX for Riverside Garden Centre Ltd. (Pages 101 - 108).
- (E) 3/10/1226/FO - Variation of Condition 9 (3/09/0939/FP) which states 'The use of the premises shall be restricted to the hours 08.00 to 23.00 Monday to Saturday and 10.00 - 22.00 on Sundays and Bank holidays' to read 'The use of the restaurant by customers shall be restricted to the hours 08:00-23:00 Monday-Wednesday, 08:00-00:00 Thursday-Saturday and 10:00-22:00 on Sunday and Bank Holidays unless otherwise agreed in writing with the Council' at The Riverside Garden Centre, Lower Hatfield Road, (Pages 109 - 118).
- (F) 3/10/1178/FP - Amendment to LPA reference 3/09/0118/FP to provide 2 Industrial/warehouse units (B1c, B2, and B8) with ancillary office and amenity accommodation at 4 - 6 Raynham Road Industrial Estate, Raynham Road, Bishop's Stortford, CM23 5PB for Howard Stansted Limited. (Pages 119 - 126).
- (G) 3/10/1152/FP - Change of use of land to allow market stalls to be positioned in the centre of North Street on Thursdays and Saturdays at North Street, Bishop's Stortford for East Herts Council. (Pages 127 - 134).
- (H) 3/10/1209/FP - Erection of fencing and gates to front and flank boundaries at High Wych JMI Primary School, High Wych Road, Sawbridgeworth, CM21 0JB for High Wych School. (Pages 135 - 144).
- (I) a) 3/10/1095/FP and b) 3/10/1096/LB - Part single and part two storey side extensions, internal alterations and demolition of existing side extension at 1, Bury Green Cottage, Bury Green, Little Hadham, SG11 2EY for Mr Fankham. (Pages 145 - 152).
- (J) 3/10/1252/FP - 1 ½ storey rear extension with new raised roof and provision of dormer windows at Lower Farm Bungalow, East End, Furneux Pelham, SG9 0JT for Mrs Elliman. (Pages 153 - 160).

- (K) 3/10/1334/FP - Rear conservatory at Barn Cottage, Dassels, Braughing, SG11 2RW for Mr Langley. (Pages 161 - 166).
 - (L) 3/10/0917/FP - Single storey front and side extension at 1 Blue Hill Farm Cottages for Mr Colin Stanley. (Pages 167 - 172).
 - (M) E/10/0126/B - a) Breach of condition 11 of planning permission 3/09/0939/FP in respect of flood risk assessment and b) Unauthorised erection of a marquee at Riverside Garden Centre, Lower Hatfield Road, Hertford, SG13 8XX. (Pages 173 - 180).
 - (N) E/10/0072/B - Unauthorised extensions to Danes Lodge, 36 Little Berkhamsted Lane, Little Berkhamsted, SG13 8LU. (Pages 181 - 186).
 - (O) E/10/0209/A-Unauthorised works to the front garden at 7 Windmill Way, Much Hadham, Herts, SG10 6BG. (Pages 187 - 192).
 - (P) E/10/0156/B - Dormer windows not built in accordance with the approved plans on blocks A2 and A3 and affecting the setting of a Grade 1 listed building at Balls Park, Mangrove Road, Hertford, Herts, SG13 8AR. (Pages 193 - 200).
6. Items for Reporting and Noting (Pages 201 - 240).
- (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.