



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 OCTOBER 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: Vacancy.

*(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 22 September 2010 and Thursday 30 September 2010 (To Follow).

5. Planning Applications and Unauthorised Development for Consideration by the Committee. (Pages 37 - 42).

(A) 3/10/0386/FP - Redevelopment of 2.15 ha brownfield site to include new Asda foodstore (2601 sqm net); 13 dwellings (5 affordable) with 21 car parking spaces; retention and redesign of children's nursery; retention and refurbishment of Kiln and Maltings buildings together with associated access, 283 car parking spaces (including 10 spaces for nursery), servicing and landscaping, associated highways and pedestrian improvements (as amended) at Cintel site, Watton Road, Ware SG12 OAE for Asda Stores Ltd_(Pages 43 - 92).

(B) 3/10/0396/FP - Redevelopment to form 45 Category II type sheltered apartments for the elderly (29x1 bed and 16x2 bed) communal facilities, landscaping and associated car parking at 135 Stansted Road, Bishop's Stortford, CM23 2AL for McCarthy and Stone Retirement Lifestyles Ltd._(Pages 93 - 114).

- (C) (a) 3/10/1396/FP - Erection of extension to provide 43 en-suite bedrooms; (b) 3/10/1401/LB-Erection of extension and glazed link to provide 43 en-suite bedrooms;(c) 3/10/1543/LB - Internal alterations to amalgamate bedrooms in courtyard building at Fanhams Hall Hotel, Fanhams Hall, Fanhams Hall Road, Ware, Hertfordshire, SG12 7PZ for Exclusive Hotels. (Pages 115 - 136).
- (D) 3/10/1495/FP - Fifteen caravan pitches with associated parking; extension to access road and construction of toilet and shower building incorporating booking-in office at Westmill Farm, Westmill Road, Westmill, Ware, Herts, SG12 0ES for DJ and DM Vigus (Pages 137 - 148).
- (E) 3/10/1454/FP - Change of use of meadow to domestic garden land and retention of two outbuildings (retrospective) at Northleys, High Street, Much Hadham, SG10 6DB for Mr Jeffcoate. (Pages 149 - 158).
- (F) 3/10/1285/FP - Single storey side extension, provision of three canopies and ramp at St. Andrews Primary School, Tower Hill, Much Hadham, SG10 6DL for St. Andrews Primary School. (Pages 159 - 166).
- (G) 3/10/1074/FP - Single storey rear extension at 74 Pishiobury Drive, Sawbridgeworth, CM21 0AF for Mr and Mrs Steven Barrett. (Pages 167 - 174).
- (H) E/08/0331/B - Unauthorised erection of a portacabin building and use of a compound for the storage of redundant frames in connection with the business of "Windowman and Sons", a double glazing company, at Foxholes Farm, London Road, Hertford, SG13 7NT. (Pages 175 - 184).
- (I) 3/10/1271/FO – Variation of Condition 3 of planning permission ref. 3/08/1390/FP to allow for the removal of approved pedestrian gate and the provision of pole mounted amber flashing lights mounted at roadside on approach to pedestrian crossing point at Paradise Wildlife Park, White Stubbs Lane, Broxbourne, EN10 7QA - To Follow.
- (J) 3/10/0090/FP - Erection of 6 No. Flats, 2 No houses and extension to Public Library at Adams Yard, Maidenhead Street for Atlantic Hertford Ltd – (Amendment of S106 authorisation) - To Follow.

6. Update On Enforcement Statistics And Authorised Action.
(Pages 185 - 198).

7. Items for Reporting and Noting (Pages 199 - 236).

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

(B) Planning Appeals Lodged.

(C) Planning Appeals: Inquiry and Informal Hearing Dates.

(D) Planning Statistics.

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.