



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 17 NOVEMBER 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).*

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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 9 - 52).

To confirm the Minutes of the meeting of the Committee held on Wednesday 20 October 2010.

5. Planning Applications and Unauthorised Development for Consideration by the Committee. (Pages 53 - 60).

(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 61 - 118).

(B) 3/10/1522/FP - Erection of 58 residential units, associated parking, access, amenity space and landscaping, at Wallace Land, Buntingford Road, Puckeridge for Fairview New Homes Ltd._(Pages 119 - 146).

(C) 3/10/1541/FP - Proposed Extension of Existing Nursery including Glasshouse, Growing Beds, Polytunnel, Lagoon, New Vehicular Access and Internal Road at Land at The Old Coach Road, Birch Green for Joseph Rochford Gardens Limited._(Pages 147 - 158).

- (D) a) 3/10/1466/FP - Conversion of existing building to form 9 no. three bedroom and 3 no. two bedroom houses and creation of associated off-street parking; and b) 3/10/1467/LB - Conversion of existing building to form 9 no. three bedroom and 3 no. two bedroom houses at Central Maltings, New Road, Ware Herts SG12 7BS for Mr M J Warner. (Pages 159 - 194).
- (E) a) 3/10/1582/OP - The erection of a single dwelling and b) 3/10/1583/OP - The erection of a public house and two dwellings at The former Cock Public House, Stocking Pelham for Mr D Lyle Smith. (Pages 195 - 208).
- (F) 3/10/1526/FP - Log cabin mobile home for agricultural worker at Edwards Green Farm, Brickendon Lane, Brickendon SG13 8NT for Mr R Peters. (Pages 209 - 216).
- (G) 3/10/1200/FP - New function barn to provide entertainment space for weddings, charity fundraising events in association with Tewin Bury Farm Hotel at Tewin Bury Farm hotel, Hertford Road Tewin, AL6 0JB for Mr V Williams. (Pages 217 - 234).
- (H) a) 3/10/1664/FP - Replacement of glazed mono-pitch roof with slate; installation of wind catchers & solar water heaters at roof level; new entrance doors & window to east elevation and insertion of vent louvres to existing windows; b) 3/10/1665/LB - Internal alterations; replacement of glazed mono-pitch roof with slate; installation of wind catchers and solar water heaters at roof level; new entrance doors and window to east elevation and insertion of vent louvres to existing windows at Wallfields, Hertford. (Pages 235 - 242).
- (I) 3/10/1507/FP - Existing rear gable increased in height to create extra first floor accommodation, one & half storey rear extension, basement under proposed rear extension, internal alterations & demolition of existing stable block to North Lodge, Rowney Priory, Rowney Lane, Dane End, Ware, Herts, SG12 0JY for Mr D Lang. (Pages 243 - 250).

- (J) (a)3/10/1474/AD-Illuminated fascia sign;(b)3/10/1555/LB-Illuminated fascia sign;(c)3/10/1719/Lb-Demolition and reinstatement of internal lobby, clad interior of shop, erect internal partition, install new lighting system and refurbishment at 17 Old Cross, Hertford for Mr Michael Tindale. (Pages 251 - 260).
- (K) 3/10/1686/FP - Change of use of ground floor from betting shop (A2 use) to nail bar (sui generis) at 3a Bull Plain, Hertford, SG14 1DT for Mr. Binh Thanh Duong. (Pages 261 - 266).
- (L) 3/10/1657/FP - Extension and conversion of existing garage to form a one bedroom 'granny annexe' at Coltsfoot, Cherry Orchard Lane, Wyddial, Buntingford, SG9 0EN for Miss A Kent. (Pages 267 - 274).
- (M) E/09/0010/B-a) Unauthorised change of use from vacant land to use for the storage of timber products; the erection of fencing; b) and unauthorised engineering works and adjustment of land levels at A414 Timber, Briggens Home Farm, Briggens Park Road, Stanstead Abbots, SG12 8LB. (Pages 275 - 282).
- (N) E/10/0367/B - Unauthorised engineering operation to raise the levels of the land by the deposit of spoil at land off St Mary's Lane, Hertingfordbury, Herts. (Pages 283 - 288).
- (O) E/10/0275/B - Unauthorised material change of use of the land, from a dwellinghouse to a residential institution, at The Beeches (formerly The Orchard), Westmill, SG9 9LL. (Pages 289 - 298).
6. Validation Of Planning Applications - National And Local List Consultation. (Pages 299 - 362).
7. Items for Reporting and Noting. (Pages 363 - 398).
- (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.