



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 15 DECEMBER 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.

To confirm the Minutes of the meeting of the Committee held on Wednesday 17 November 2010 (Previously circulated as part of the Council Minute book for 08 December 2010).

5. Planning Applications and Unauthorised Development for Consideration by the Committee. (Pages 7 - 12).

(A) 3/10/0386/FP-Redevelopment of 2.15ha 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&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 - To Follow.

(B) 3/09/1728/FP - Demolition of existing police station buildings and construction of new mixed use development comprising 90 residential flats,36 houses,80 bed hotel,60 bed nursing home,2 retail units and nursery together with underground and off street parking for 258 cars and 107 cycle spaces at Hertford Police Station,Ware Road,Hertford, Herts, SG13 7HD for ZBV and Hertfordshire Police Authority.
(Pages 13 - 38).

(C) 3/10/1598/FP - Farm based anaerobic digester at Buttermilk Hall Farm, Baldock Road, Buntingford, SG9 9RH for Hallwick Ltd - To Follow.

- (D) 3/10/1758/FP - Additional 6 no. mobile homes pitches with parking spaces, access road and children's play area at Nine Acres, High Road, High Cross, SG11 1BA for Mr Bolesworth. (Pages 39 - 68).
- (E) 3/10/1774/FP - Erection of two-storey building for stability chambers for research and development purposes at GSK research and development site, Park Road, Ware, SG12 0AE for Glaxo Smith Kline Ltd. (Pages 69 - 76).
- (F) 3/10/1746/SV - Modification of Section 106 Unilateral Undertaking (ref 3/07/1546/FO) to omit clause 5.1 removing the requirement to provide a Car Club at Former TXU Site, Mead Lane, Hertford, SG13 7AH for Weston Homes Plc. (Pages 77 - 88).
- (G) 3/09/1405/OP - Demolition of 39 and 41 Haymeads Lane to provide access and residential development at Land at 37-57 Haymeads Lane, Bishop's Stortford, CM23 5JJ for European Land Holdings Ltd. (Pages 89 - 104).
- (H) 3/07/0822/FP - Erection of 29 retirement dwellings including 10 affordable 2 bed units) plus a managers flat, garaging and management facilities at Pentlows Farm, Braughing, SG11 2QR for English Courtyard Developments. (Pages 105 - 122).
- (I) 3/10/1574/FP - Change of Use of land to Horse Keeping. Erection of Cattle Shed and Stable Block. Re-Establishment and Upgrading of Existing Access and Driveway at Land at Sacombe Corner Wood, Frogmore Hill, Watton at Stone for Mr Gary Madgin. (Pages 123 - 132).
- (J) 3/10/0619/FP - Erection of a horizontal close boarded fencing and planter with roof extension to rear (retrospective) at Riverside Garden Centre for Mr Russell Jeffrey. (Pages 133 - 140).
- (K) 3/10/1601/FP - Maintenance and material storage compound including metal containers and covered maintenance vehicle storage at Harwood Park Crematorium, Stevenage, SG2 8XT for Harwood Park Crematorium Ltd. (Pages 141 - 148).

- (L) 3/10/1901/FP - Car park extension and re-grade earth mound at Hartham Leisure Centre, Hartham Lane, Hertford, SG14 1QR for Sports and Leisure Management Ltd. (Pages 149 - 158).
 - (M) 3/10/1742/FP - Change of use from retail (A1) to restaurant (A3), new shop front and plant equipment to rear at 16 North Street, Bishop's Stortford, CM23 2LL for Café Rouge Restaurants. (Pages 159 - 168).
 - (N) E/09/0443/A - Unauthorised erection of residential outbuilding, at Highlands, Friars Road, Braughing Friars, CM23 3JH. (Pages 169 - 174).
 - (O) E/10/0269/B - Unauthorised attachment and display of advertisements on a listed building at Money Matters Worldwide, 8 Market Place, Hertford, SG14 1DF. (Pages 175 - 180).
6. Planning Appeals Performance: April - September 2010.
(Pages 181 - 188).
7. Proposed Sheltered Housing Development 135 Stansted Road, Bishop's Stortford: Planning Appeal. (Pages 189 - 218).
8. Items for Reporting and Noting (Pages 219 - 254).
- (A) Appeals against refusal of Planning Permission/
non-determination.
 - (B) Planning Appeals Lodged.
 - (C) Planning Appeals: Inquiry and Informal Hearing Dates.
 - (D) Planning Statistics.
9. 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.