



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 9 FEBRUARY 2011
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 7 - 48).

To confirm the Minutes of the meeting of the Committee held on Wednesday 12 January 2011.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 49 - 56).

(A) 3/10/1968/FP - Erection of 76 dwellings, open space, landscaping, parking and access from Widbury Hill at The Depot And Coachworks, Leaside Depot, Widbury Hill, Ware, SG12 7QE for Taylor Wimpey North Thames_(Pages 57 - 96).

(B) 3/10/0512/OP - Demolition of all existing structures and residential redevelopment at Birch Farm and Hunt Kennels, White Stubbs Lane, Broxbourne, EN10 7QA for Mr and Mrs L Barnes_(Pages 97 - 124).

(C) 3/10/2019/FP - Use as recreational fishing lake - retrospective application for Mr Robert Sheriff at Bayford Hall Farm, Bayford Lane, Bayford_(Pages 125 - 134).

(D) 3/10/0761/FP - New club house and shower facilities for fishing lakes - retrospective at Redricks Lakes, Redricks Lane, Sawbridgeworth, Herts, CM21 0RL for Mr Mitchell Edwards_(Pages 135 - 142).

- (E) 3/10/2110/FP - Demolition of existing buildings, erection of 6 no. 2 bedroom, 2 storey houses and 6 no. 3 bedroom, 2 and a half story houses (in the form of 4 terraces and 1 no. detached house), 15 car parking spaces, 12 secure cycle spaces and landscaped forecourt at Firlands House, Firlands, Bishop's Stortford, Herts, CM23 3TD for Circle Anglia_(Pages 143 - 154).
- (F) 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, Bishops Stortford for East Herts Council (Pages 155 - 168).
- (G) 3/10/2079/FP - Demolition of existing bungalow and associated out buildings and erection of terrace of three 'affordable' and four detached open market houses with a relocated vehicular access at Dovedale, High Wych Lane, High Wych, CM21 0JJ for Grange Builders LLP_(Pages 169 - 184).
- (H) 3/10/1838/FP - Demolition of Dutch barn and erection of three dwellings at Land at Tinkers Hill, The Street, Furneux Pelham, SG9 0LJ for AD and SF Collins_(Pages 185 - 196).
- (I) 3/10/1773/FP - Change of use of ground and part of first floor from retail (A1) to wine bar (A4). Conversion of first floor to 5 no. 2-bedroom flats and use of second floor for 1 no. 2-bedroom managers flat and 1no.2 - bedroom flat for staff accommodation. Insertion of new windows and rooflights and canopy over rear access door to flats and modifications to Market Square elevation to include insertion of new doorway with canopy above and ground floor windows at 16 Market Square, Bishop's Stortford for McMullen and Sons_(Pages 197 - 206).
- (J) 3/10/1851/FP - Erection of 1 three bed dwelling at The Walled Garden, High Wych Lane, High Wych, for Mr K Miles_(Pages 207 - 216).
- (K) E/10/0254/A - The unauthorised extension of car parking into grass island and retaining wall at Windmill Way, Much Hadham, Herts, SG10 6BG_(Pages 217 - 222).
- (L) E/10/0415/A - Unauthorised installation of green telecommunications equipment cabinet on a concrete plinth outside The Granary, Windhill, Bishops Stortford, CM23 2ND_(Pages 223 - 230).

6. Planning Obligations Under Section 106 Of The Town And Country Planning Act 1990 - Update And Renewal Of Authority (Pages 231 - 238).

7. Items for Reporting and Noting (Pages 239 - 252).

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

(B) Planning Appeals Lodged.

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

(D) Planning Statistics – ‘To Follow’.

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.