



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 9 MARCH 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

To confirm the Minutes of the meeting of the Committee held on Wednesday 9 February 2011 (Previously circulated as part of the Council Minute book for 23 February 2011).

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 9 - 12).

(A) (a) 3/10/2047/FO-Variation of Condition 39 of planning permission 3/08/1528/FP to allow for alterations to the café area, interpretation centre, associated elevational changes to Hartham Lane and (b) 3/10/2048/LB-Alterations, refurbishment and repairs to listed building to accommodate ancillary elements of the proposed foodstore at McMullens Brewery Site, Hartham Lane, Hertford SG14 1QN for Sainsbury's Supermarkets Ltd_(Pages 13 - 38).

Recommended for Approval.

(B) 3/10/1295/FN - Renewal of planning permission granted under ref. 3/05/1062/FP for the erection of new gymnasium at Richard Hale School, Hale Road, Hertford_(Pages 39 - 48).

Recommended for Approval.

- (C) 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 49 - 86).

Recommended for Refusal.

- (D) 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 87 - 108).

Recommended for Refusal.

- (E) 3/11/0079/FP - Conversion and extensions and alterations to existing sheds to provide 6 live work units at Monks Green Farm, Monks Green Lane, Brickendon for William Ashley and Partners (Pages 109 - 120).

Recommended for Approval.

- (F) 3/10/2154/FP - Change of use of land and extension and alterations to existing building to provide 30 no. kennels, new isolation block and parking at Birch Farm Kennels, White Stubbs Lane, EN10 7QA for Mr M Ferraro_(Pages 121 - 134).

Recommended for Refusal.

- (G) a) 3/10/2229/FP and b) 3/10/2230/LB - Single storey rear flat roofed extension to administration block at Wareside Primary School, Wareside, Ware, SG12 7QR for Mrs Elaine Batten_(Pages 135 - 144).

Recommended for Approval.

- (H) 3/11/0017/FP - Extensions to existing sales building with repositioned disabled parking bay, new compound area and new plant area at Howe Green Service Station, Baldock Road, Buntingford, SG9 9EG for BP Oil UK Ltd_(Pages 145 - 152).

Recommended for Approval.

- (I) 3/11/0104/FN - Replacement of flat roof with pitched roof, renewal of LPA reference 3/08/0565/FP at 18 Chantry Road, Bishop's Stortford, CM23 2SF for Mr A Brown_(Pages 153 - 158).

Recommended for Approval.

- (J) 3/10/2177/FP - Construction of a basement below the existing dwelling at Scholars Hill House, Scholars Hill, Helham Green, Wareside, Ware, SG12 7RE for Mr Murrell_(Pages 159 - 166).

Recommended for Approval.

- (K) 3/10/2244/FP - Two storey side and single storey rear extensions at 27 Church Road, Little Berkhamstead, Hertfordshire for Mr Robert Beech_(Pages 167 - 174).

Recommended for Approval.

- (L) 3/11/0050/FP - Raise roof and insert 4no. dormers to create first floor accommodation, new front bay window and canopy. Conversion of garage to habitable room at Elm Side, Horseshoe Lane, Great Hornead, Buntingford, Herts, SG9 0NQ for Mr David White (Pages 175 - 182).

Recommended for Approval.

- (M) E/10/0095/A-Unauthorised change of use of land and unauthorised erection of tree house and walkway at 1 Henderson Place, Epping Green, Hertford, Herts, SG13 8GA_(Pages 183 - 188).

Enforcement.

- 6. Update on Enforcement Statistics and Authorised Action (Pages 189 - 208).

7. Validation of Planning Applications - 'Local List' Consultation
(Pages 209 - 278).

8. Items for Reporting and Noting (Pages 279 - 314).

(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).

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.