



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 25 MAY 2011
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERSHIP OF THE COMMITTEE

To be confirmed at Annual Council on 18 May 2011.

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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 Thursday 24 March 2011 (Previously circulated as part of the Council Minute book for 18 May 2011).

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 11 - 14).

- (A) 3/10/2040/OP - Residential development at Land off Longmead, Buntingford for the Executors' of Mrs Bailey deceased.
(Pages 15 - 32).

Recommended for Approval, subject to a S106 Planning Obligation of the Town and Country Planning Act 1990.

- (B) 3/11/0249/FO - Variation of Condition A of The Planning Inspectorate's decision of planning permission 3/10/0704/FO at The Riverside Garden Centre, Lower Hatfield Road, Bayford, Hertford, Herts, SG13 8XX for Riverside Garden Centre_(Pages 33 - 42).

Recommended for Approval.

- (C) 3/11/0520/FP - Change of use of land to horse keeping. Erection of stable block and new vehicular access at land at Sacombe Corner Wood, Frogmore Hill, Watton-at-Stone for Mr. Gary Madgin.
(Pages 43 - 52).

Recommended for Approval.

- (D) 3/11/0115/FP- Erection of free standing hotel extension to provide 42 en suite guest bedrooms and 5 staff bedrooms at Manor of Groves Hotel, High Wych Lane, High Wych, CM21 0JU for Mr Stephen Hung (Pages 53 - 64).

Recommended for Approval, subject to no objections being raised following a referral to the Secretary of State.

- (E) 3/11/0370/FP-Separation of plots 7 and 8 shown as a pair of semi-detached dwellings on the approved scheme under ref. 3/09/1370/FP to provide 2no. detached dwellings. Alterations and extensions to enable use of roof spaces for additional accommodation to include 2no. additional bedrooms for each dwelling at Land at Gravelly Lane, Braughing for Linden Homes_ (Pages 65 - 74).

Recommended for Approval, subject to a S106 Planning Obligation of the Town and Country Planning Act 1990.

- (F) (a) 3/11/0350/FP and (b) 3/11/0351/LB - New dwelling with part formed of conversion of existing stable, attached garage and parking. Land adjacent to 99 High Street, Watton at Stone, Herts SG14 3SZ for Paul Spearman_ (Pages 75 - 88).

Recommended for Approval.

- (G) 3/11/0423/FP - Construction of Pre-School Nursery including single-storey building, site access, car park, boundary fencing, landscaping and associated works at Cox's Gardens, Elizabeth Road, Bishop's Stortford for The Blues Pre-School Nursery_ (Pages 89 - 100).

Recommended for Approval.

- (H) 3/11/0530/SV - 1 Modification of Section 2(d) of Section 106 agreement pursuant to planning application 3/92/0226/FP at Land adjoining Walkern Road between Walkern And Watton At Stone for Mr Geoffrey Feary_ (Pages 101 - 116).

- (I) 3/11/0377/FN - Outline planning permission (all matters reserved) for the demolition of the existing buildings and the erection of five houses with associated parking (renewal of permission 3/08/0940/OP) at 65 and 67 North Road, Hertford, SG14 1NF for David McDonnell.
(Pages 117 - 126).

Recommended for Approval.

- (J) 3/11/0267/FP - Construction of 3 no. detached dwellings, including 1 no. affordable unit at 37 Lower Road, Great Amwell, Ware, SG12 9SZ for Mr Jim Defillipo_(Pages 127 - 136).

Recommended for Approval, subject to a S106 Planning Obligation of the Town and Country Planning Act 1990.

- (K) 3/11/0065/FP - Change of use from Church (D1) to residential dwelling (C3) with new access and associated parking at St Anne's Church, Slough Road, Allens Green, Sawbridgeworth, Herts, CM21 0LR for Philip Chamberlain, Parochial Parish Council of High Wych.
(Pages 137 - 144).

Recommended for Refusal.

- (L) 3/11/0347/FP - Erection of Scaffold storage building, office building and change of use of part of site for associated parking with site landscaping at Foxholes Farm, London Road, Hertford, SG13 7NT for Colin Smith_(Pages 145 - 156).

Recommended for Approval.

- (M) 3/11/0514/FP - Change of use of part of residential garden and erection of 25 free standing pens in two blocks to form a boarding home for cats at Wareside Lodge, Ware Road, Wareside, SG12 7RB for Mrs Carol Pennington_(Pages 157 - 166).

Recommended for Approval.

- (N) 3/11/0274/FP - Entrance loggia, first floor front and side extensions at Coltsfoot Cottage, 10 Coltsfoot Lane, Datchworth, SG3 6SB for Mark Negri_(Pages 167 - 174).

Recommended for Approval.

- (O) 3/11/0272/FP - Change of use from 1st floor office use to residential at 18 Bell Street, Sawbridgeworth, CM21 9AN for Mrs Susan Dewbrey (Pages 175 - 178).

Recommended for Approval.

- (P) 3/11/0244/AD - Non illuminated fascia sign at 2 London Road, Bishop's Stortford, CM23 5ND for Mr Andrew Mahoney, ITVET. (Pages 179 - 186).

Recommended for Refusal.

- (Q) 3/11/0226/FP - Single Storey Rear Extension at 49 Cromwell Road, Hertford, SG13 7DP for Mr and Mrs Andrew Blackett. (Pages 187 - 192).

Recommended for Approval.

- (R) 3/11/0333/FP - Two storey side extension, raise roof to provide first floor accommodation and insertion of front and rear dormer windows at 131A, Hadham Road, Bishop's Stortford, CM23 2QD for Mr B Jagers_(Pages 193 - 202).

Recommended for Approval.

- (S) E/09/0363/A - The unauthorised erection of a dwellinghouse at Valleyfields, Westland Green, Little Hadham, SG11 2AE. (Pages 203 - 212).

Enforcement.

- (T) E/11/0020/B - Unauthorised erection of a second storey rear extension at 15 London Road, Hertford, SG13 7LE_(Pages 213 - 218).

Enforcement.

- (U) E/10/0397/A - Unauthorised attachment and display of an advertising fascia sign on a Grade II Listed Building at 4 High Street, Buntingford, SG9 9AG_(Pages 219 - 224).

Enforcement.

- (V) E/10/0422/A - Untidy condition of the land and building at 64 Dunmow Road, Bishops Stortford CM23 5HL_(Pages 225 - 228).

Enforcement.

- (W) E/09/0245/B - Unauthorised change of use of land to residential and construction of a reinforced pit for a trampoline on land rear of Jasmine Cottage, Broadfield, Throcking, Buntingford, SG9 9RD (Pages 229 - 236).

Enforcement.

- (X) E/11/0127/B - Unauthorised residential use of a caravan on land at Highbury Farm, Wood End, Ardeley, SG2 7BD_(Pages 237 - 244).

Enforcement.

- (Y) E/11/0060/B - Inclusion of communal land into private residential garden and the unauthorised attachment of fencing to a listed wall at 6 Walled Garden, Goldings Estate, Hertford SG14 2WS. (Pages 245 - 250).

Enforcement.

6. Proposed Mixed Use Redevelopment At Former Hertford Police Station, Ware Road, Hertford: Planning Appeal (Pages 251 - 278).
7. School Relocation and Associated Site Redevelopment Proposals, Bishop's Stortford: Planning Appeals - To Follow
8. Items for Reporting and Noting (Pages 279 - 356).

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

(B) Planning Appeals Lodged

(C) Planning Appeals: Inquiry and Informal Hearing Dates

(D) Planning Statistics (March 2011)

(E) Planning Statistics (April 2011)

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.