



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 22 JUNE 2011
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor W Ashley (Chairman).
Councillors M R Alexander, S Bull, A Burlton, Mrs R Cheswright,
J Demonti, G Jones, G Lawrence, M Newman, S Rutland-Barsby (Vice-
Chairman), J Taylor and B Wrangles.

Substitutes:

Conservative Group: Councillors D Abbott, D Andrews and
E Bedford
Liberal Democrat Group:
Independent Group: Councillor E Buckmaster.

*(Note: Substitution arrangements must be notified by the absent Member
to Democratic Services 24 hours before the meeting)*

CONTACT OFFICER: PETER MANNINGS

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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 - 70)

To confirm the Minutes of the meeting of the Committee held on Wednesday 25 May 2011.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 71 - 74)

(A) a) 3/11/0153/FP - Construction of a Limited Assortment Discount retail food store with 14 no. residential units above, with associated car parking and new vehicular access from London Road and b) 3/11/0154/LC - the demolition of existing buildings at the Former Lancaster Garage Site, London Road, Bishop's Stortford, CM23 3BJ for Audley Developments PLC_(Pages 75 - 100)

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

(B) 3/11/0571/RP - Residential development of 55 dwellings with parking and related works including new site access at Land Adjacent to The Leventhorpe School, Cambridge Road, Sawbridgeworth, CM21 9BY for Hubert C Leach Ltd_(Pages 101 - 118)

Recommended for Approval.

- (C) 3/11/0384/OP - Residential development of up to 81 units plus related open space, landscaping and access (Phase II) at the former Trinity Centre, Fanhams Hall Road, Ware for Hertfordshire County Council (Pages 119 - 136)

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

- (D) 3/11/0674/FP - Erection of 14 dwellings with parking, landscaping and associated works at Western House Hospital, Collett Road, Ware for James McConnell, Bellway Homes_(Pages 137 - 154)

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

- (E) 3/11/0700/FO - Variation of Condition 3- approved plans. (Amended plans to provide single storey rear extensions to plots 2 and 3 and the conversion of garage space into kitchen/ dining accommodation to plots 10 and 11) at Allotment Gardens, Ermine Street, Buntingford, SG9 9AZ for Western Homes PLC_(Pages 155 - 162)

Recommended for Approval.

- (F) a)3/11/0236/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 for Western Homes Ltd b) 3/11/0217/FP-Construction of 12 space car park (8 spaces for Elder Court and 4 spaces for residents of Spencer Street) with access via existing access road to Spencer Street at Land at Elder Court, Mead Lane, Hertford, Herts, SG13 7GD for Weston Homes Ltd_(Pages 163 - 184)

a) Recommended that a variation of the S106 unilateral undertaking (reference 3/11/0236/SV) be granted.

b) Recommended for Approval.

- (G) 3/11/0334/FP - New access and driveway at Wyddial Bury Farm, Wyddial Road, Wyddial for Mr Charles Lee_(Pages 185 - 192)

Recommended for Refusal.

- (H) 3/11/0722/FP - Replacement modern modular classroom unit at Sacred Heart RC JMI School, Broadmeads, Ware, SG12 9HY for The Board of Governors, Sacred Heart RC JMI School_(Pages 193 - 200)

Recommended for Approval.

- (I) 3/11/0544/FP - Re-surfacing of existing car park at Grange Paddocks; temporary car park; new footbridge beside vehicle bridge; pedestrian and cycle path along River Stort with link to Grange Paddocks; links to existing bridges and installation of lamp posts along the route from Rye Street to Castle Gardens at Land adjacent to the River Stort (East side from Grange Paddocks to Castle Gardens), Bishop's Stortford for East Herts Council_(Pages 201 - 216)

Recommended for Approval.

- (J) 3/11/0658/FP - Change of use from office to beauty salon at the annex to Pishiobury House, Pishiobury Drive, Sawbridgeworth, CM21 0AF for Miss Rebecca Wilson_(Pages 217 - 226)

Recommended for Approval.

- (K) 3/11/0763/PT - Installation of an 11.8 metre high street furniture telecommunication column, one ground based equipment cabinet and one 1 metre high pillar at Land adjacent to Mathams Drive, Villiers-Sur-Marne Avenue, Bishop's Stortford for Telefonica 02 UK Ltd (Pages 227 - 234)

Recommended for Approval.

- (L) 3/11/0532/FP - Alterations to roof from hips to gables including insertion of dormer windows and raising up of ridgeline at The Old Pump House, Ware Park, Ware, Herts, SG12 0DX for Mr Miguel Diez (Pages 235 - 244)

Recommended for Approval.

- (M) 3/11/0186/FP - Rear conservatory to house and side extension to existing detached garage at High Meadow, Church End, Albury for Mr Clarkson_(Pages 245 - 252)

Recommended for Approval.

- (N) 3/11/0512/FP - Single storey part front and side extension - Brambles, London Road, Spellbrook, Bishops Stortford, Herts, CM23 4BA for Mr K Kyriacou_(Pages 253 - 260)

Recommended for Approval.

- (O) 3/11/0526/FP - Side conservatory at 4 South Cottages, The Ford, Little Hadham, Ware, SG11 2AT for Mr and Mrs Williams (Pages 261 - 268)

Recommended for Approval.

- (P) 3/11/0677/FP - Single Storey rear extension and front porch at 20 Hurn Grove, Bishop's Stortford, CM23 5DD for Mr and Mrs Clarke (Pages 269 - 274)

Recommended for Approval.

- (Q) E/10/0303/B - Unauthorised works for the removal of Grade II listed wrought iron gates, standards and simple iron side railings and their replacement with powder coated steel gates, posts and railings at Frogmore Farm, Frogmore Hill, Aston, SG14 3RR_(Pages 275 - 282)

Enforcement.

6. Proposed Mixed Use Redevelopment (Ref: 3/10/0386/FP) At Cintel Site, Ware For Asda Food Store (2601 Sqm Net), 13 Dwellings And Retained Children's Nursery (Pages 283 - 294)
7. Items for Reporting and Noting (Pages 295 - 334)
 - (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.