



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 JULY 2011
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor W Ashley (Chairman).

Councillors M 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 Andrews, E Bedford and T Page.
Independent Group: Councillor E Buckmaster.

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

WOULD THE COMMITTEE PLEASE NOTE
THAT THERE WILL BE A TRAINING
SESSION FOR MEMBERS PRIOR TO THIS
MEETING, COMMENCING AT 5.15 PM IN
THE COUNCIL CHAMBER, DUE TO LAST
FOR 1 HOUR.

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 - 60)

To confirm the Minutes of the meeting of the Committee held on Wednesday 22 June 2011 (Previously circulated as part of the Council Minute book for 6 July 2011).

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 61 - 64)

(A) 3/11/0872/RP - Erection of 111 dwellings and associated details of appearance, landscaping, layout and scale at Land south of Station Road, Watton At Stone for Barratt Homes_(Pages 65 - 82).

Recommended for Approval.

(B) 3/11/0688/SV - Removal of all commuted sums except £125,000 towards Commercial Highways Contribution at 95-97 London Road, Bishop's Stortford, CM23 3DU for Cala Homes Limited (Pages 83 - 92).

Variation of a S106 legal agreement.

(C) 3/11/0599/FP - Erection of a 2.4metre high transverse climbing wall and Multi Use Games Area (MUGA) following the removal of the surface mounted swimming pool at High Wych JMI Primary School, High Wych Road, Sawbridgeworth, CM21 0JB for High Wych School (Pages 93 - 100).

Recommended for Approval.

- (D) 3/11/0686/FP - Chicken enclosure (retrospective) at Foxes, 125 High Wych Road, Sawbridgeworth, CM21 0HH for Professor Neville Davidson_(Pages 101 - 108).

Recommended for Approval.

- (E) 3/11/0730/FP - Extension to garden room to provide annex and demolition of garage at Widford Rise, Hunsdon Road, Widford, Ware, SG12 8RZ for Mr and Mrs Scott Dickinson_(Pages 109 - 116).

Recommended for Refusal.

- (F) 3/11/0993/FP - Two storey front and side extension, single storey rear extension and insertion of dormer window at Bourneside, Bourne Lane, Much Hadham, SG10 6ER for Mr M. Tindale_(Pages 117 - 126).

Recommended for Approval.

- (G) 3/11/0831/FP - Two storey side extension at 2 Tudor Manor Farm Cottages, White Stubbs Lane, Bayford, SG13 8QA for Mr and Mrs N Hopson_(Pages 127 - 134).

Recommended for Approval.

- (H) 3/11/0782/FP - Single and two storey side extensions, single storey rear extension and 2no dormer windows to front elevation at 35 Bishops Road, Tewin, Herts, AL6 0NP for Mr and Mrs Barry Roche (Pages 135 - 142).

Recommended for Approval.

- (I) 3/11/0802/FP - Two storey side extension, single storey side extension, dormer windows to front, side and rear elevations - The Red House, Friars Road, Herts, SG11 2NR for Mr Kevin Whiting (Pages 143 - 150).

Recommended for Approval.

- (J) 3/11/0543/FP - Change of use from B2 industrial unit to D2 sports hall (continuation of approval granted under LPA Ref: 3/05/1199/FP) at 3 Twyford Industrial Estate, Twyford Road, Bishop's Stortford, CM23 3 x LJ for Miss Holly Thompson_(Pages 151 - 158).

Recommended for Approval.

- (K) 3/11/0775/FP - Single-storey extension at 33 Hollybush Lane, Datchworth, SG3 6RE for Mr and Mrs Lay_(Pages 159 - 164).

- (L) E/11/0077/B - The unauthorised use of former agricultural buildings for various commercial uses at Pound Farm, Hollybush Lane, Datchworth, Herts, SG3 6RE_(Pages 165 - 176).

Enforcement.

- (M) E/10/0347/B - The unauthorised erection of a front boundary wall, gates and pillars with lights and a single storey front extension at 53 Orchard Road, Tewin Herts, AL6 0HL_(Pages 177 - 184).

Enforcement.

6. Special Development Control Meeting To Deal With Development Proposals At Old River Lane, Bishop's Stortford: Public Speaking (Pages 185 - 188).

7. Items for Reporting and Noting (Pages 189 - 210).

(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.