



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 17 AUGUST 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.

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).

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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.

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes (Pages 9 - 42).

To confirm the Minutes of the meeting of the Committee held on Wednesday 20 July 2011.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 43 - 46).

- (A) 3/11/0793/FO - Removal of condition 3 of 3/04/1892/FP (provision of play equipment in lieu of financial contribution) at Sanville Gardens, Hoddesdon Road, Stanstead Abbots for Persimmon Homes.
(Pages 47 - 58).

Recommended for Approval.

- (B) a) 3/11/0824/FP and b) 3/11/0825/LB - Change of use of 2. no. Class B1 office buildings to create 12. No 1 and 2 bed units at 7 and 8 Bluecoats Avenue, Hertford for Bluecoats Joint Venture (BJV).
(Pages 59 - 70).

Recommended for Approval.

- (C) a) 3/11/0987/FP-Demolition of existing main car dealership and construction of new main car dealership and adjacent car park with raised storage area; (b) 3/11/0988/FP-Demolition of body shop and outbuilding and construction of 6 no offices and 5 no light industrial units with trade counters at 295-297, Stansted Road, Bishop's Stortford, Herts, CM23 2BT for Gates Group Ltd.
(Pages 71 - 92).

Recommended for Approval.

- (D) 3/11/0725/FP - Proposed demolition of existing dwelling and erection of three detached dwellings with associated garaging at 16, Maple Avenue, Bishop's Stortford, CM23 2RR for Grayson Building Ltd. (Pages 93 - 106).

Recommended for Approval.

- (E) 3/11/0929/FP - Demolition of existing bungalow and erection of two detached dwellings with garages at Rawalpindi, 34, Foxley Drive, Bishop's Stortford, Herts, CM23 2EB for Mr Allan Brown. (Pages 107 - 120).

Recommended for Approval.

- (F) 3/11/1042/FN - Demolition of redundant pig rearing buildings and construction of four short term letting units at The Grove, Mill Lane, Anstey for Mr Marchant. (Pages 121 - 128).

Recommended for Approval.

- (G) 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 129 - 154).

Recommended for Approval.

- (H) 3/10/1890/FP - Replacement two-storey dwelling at 232 Hertingfordbury Road, Hertingfordbury, SG14 2LB for MJL Developments Limited. (Pages 155 - 170).

Recommended for Approval.

- (I) (a) 3/11/0996/RP-Construction of three detached houses with associated vehicle access, landscaping and parking following approvals 3/08/0940/OP and 3/11/0377/FN, and; (b) 3/11/0997/RP-Construction of two detached houses with associated vehicle access, landscaping and parking following approvals of 3/08/0940/OP and 3/11/0377/FN at 65-67 North Road, Hertford, SG14 1NF for Thinklogic Ltd. (Pages 171 - 194).

Recommended for Approval.

- (J) 3/11/1126/AD - Flag pole and flag at The Ridgeway Local Park, The Ridgeway, Hertford, SG14 2LW for East Herts Council. (Pages 195 - 200).

Recommended for Approval.

- (K) 3/11/1127/AD - Flag pole and flag at Southern County Park, Thorley Lane East, Bishop's Stortford for East Herts Council. (Pages 201 - 206).

Recommended for Approval.

- (L) 3/11/0767/FP - Change of use from agricultural buildings to use classes B1 (Business), B2 (General Industrial) and B8 (wholesale warehouse) at Unit 4, Hadham Industrial Estate, Church End, little Hadham, SG11 2DY for Hadham Industrial Estates Ltd. (Pages 207 - 216).

6. Update on Enforcement Statistics and Authorised Action
(Pages 217 - 242).

7. Items for Reporting and Noting (Pages 243 - 256).

(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.