



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 14 SEPTEMBER 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).

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 7 - 20).

To confirm the Minutes of the meeting of the Committee held on Wednesday 17 August 2011.

To confirm the Minutes of the meeting of the Committee held on Thursday 25 August 2011 – To Follow.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 21 - 24).

(A) 3/11/1033/RP - Erection of 50 dwelling houses together with access road and landscaping at Land off Tylers Close, West of Greenways, Buntingford, Herts for Leach Homes_(Pages 25 - 42).

Recommended for Approval.

(B) a) 3/11/1211/FP and b) 3/11/1212/LB - Refurbishment of premises including internal alterations, relocation of main entrance to side, new covered rear terrace area, extension to car park and associated landscaping works at The Coach and Horses, Thorley Street, Thorley, Bishop's Stortford, CM23 4AS for McMullen and Sons Limited (Pages 43 - 54).

Recommended for Refusal.

- (C) 3/11/1103/FP - Change of use of Aisled Barn to mixed use (D1 Art Gallery and sui generis wedding ceremony/reception use), change of use of the conservatory in Dane Tree House to mixed use (B1 Office and sui generis wedding ceremony/reception use) and associated car parking at Dane Tree House, Perry Green, Much Hadham, SG10 6EE for The Henry Moore Foundation_(Pages 55 - 64).

Recommended for Approval.

- (D) 3/11/1286/FP - Solar Panels on the south and west facing pitches of 4no. agricultural buildings at Monks Green Farm, Monks Green Lane, Hertford, SG13 8QL for Mr William Ashley_(Pages 65 - 72).

Recommended for Approval.

- (E) 3/11/1239/FP - Erection of a terrace of 3 x 2 bedroom dwellings with parking at land to the rear of 20 to 22 Sayesbury Avenue, Sawbridgeworth, CM21 0ED for Raven Estates Ltd_(Pages 73 - 88).

Recommended for Approval.

- (F) a) 3/11/1043/FP and b) 3/11/1044/LB - Conversion of five redundant farm buildings to B1 light industrial workshops and replacement of one utilitarian building with B1 light industrial workshop at New House Farm, Wareside, SG12 7QT for Mr N Buxton_(Pages 89 - 102).

Recommended for Approval.

- (G) 3/11/1200/FP - Replacement triple garage at Willow Cottage, 12 Waterford Common, Waterford, SG14 2QD for Mr S Dale (Pages 103 - 110).

Recommended for Approval.

- (H) 3/11/1067/FP - Change of use from residential garage to 3No boarding kennels at Thorley Wash Cottage, Thorley Street, Bishop's Stortford, CM23 4AS for Mr Stacey_(Pages 111 - 118).

Recommended for Approval.

- (I) E/11/0167/B - The unauthorised residential use of an outbuilding at the rear of 3 Pilgrims Row, Westmill, SG9 9LQ_(Pages 119 - 124).

Enforcement.

- (J) E/11/0037/B - Unauthorised erection and display of internally illuminated advertisements at Unit 4a and 4b Star Street, Ware, Herts, SG12 7AQ_(Pages 125 - 130).

Enforcement.

- 6. Update On Enforcement Action On The Land North Of The Old Coach Road, Birch Green, Hertford, SG14 2LP (Pages 131 - 136).

- 7. Items for Reporting and Noting - To Follow

- (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.