



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 12 OCTOBER 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)*

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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 Wednesday 14 September 2011 (Previously circulated as part of the Council Minute book for 28 September 2011).

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 9 - 12)

(A) 3/11/0924/FP - Erection of 25 residential units and associated car parking access, amenity space and landscaping at Tollsworth Way Caravan Site, Tollsworth Way, Puckeridge, SG11 1TL for Rialto Homes Ltd_(Pages 13 - 30)

Recommended for Approval

(B) (a) 3/11/1365/FP & (b) 3/11/1366/LB - Change of use of 3no. barns to B1 office use, 2 no. barns to B8 storage use and erection of new building for B1 office use at Widbury Hill Farm, Widbury Hill, Ware, SG12 7QE for Mr N Buxton_(Pages 31 - 46)

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 bodyshop 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 47 - 76)

Recommended for Approval

- (D) 3/11/1339/FP - Side extension to an existing agricultural building at Alswick Hall, Hare Street Road, Buntingford, SG9 0AA for Alswick Hall Farms Ltd_(Pages 77 - 84)

Recommended for Approval

- (E) 3/11/1282/FP - Replacement dwelling with basement - amendment to scheme approved under planning ref. 3/07/1374/FP at Woodlands, Friars Road, Braughing, Ware, SG11 2NR for Mr Edwards_(Pages 85 - 92)

Recommended for Approval

- (F) 3/11/1387/FP - Extensions to brick built 1960's building and erection of new dwelling to rear with associated access and landscaping at Great Hormead Village Hall, Great Hormead, Buntingford, SG9 0NR for Hormead Village Hall Management Committee_(Pages 93 - 108)

Recommended for Approval

- (G) 3/11/1170/FP - Replacement dwelling with basement at Edgewood Farm, Broxbourne Common, Broxbourne, EN10 7QS for Mr D Feltham (Pages 109 - 128)

Recommended for Refusal

- (H) 3/11/1369/FP - Re-division of existing dwelling to form 2no. 2 bedroomed dwellings with two storey side and rear extensions and porches to front and associated parking provision at Primrose Cottage, Slough Road, Allens Green, Sawbridgeworth, Herts, CM21 0LR for Mr D Spinks_(Pages 129 - 136)

Recommended for Approval

- (I) 3/11/1295/FP - Side and rear extensions and demolition of existing detached garage at The Kennels, Fanhams Hall Road, SG12 7QA for Mr A Smith_(Pages 137 - 144)

Recommended for Approval

- (J) 3/11/1391/FP - Demolition of existing dwelling and erection of detached replacement dwelling with basement, glazed link, triple garage and covered swimming pool at Hedgegrove Farm, Pembridge Lane, Brickendon, Broxbourne Herts EN10 7QR for Mr L Williamson_(Pages 145 - 156)

Recommended for Approval

- (K) 3/11/0856/FP - Erection of storage barn at Elbow Lane Farm, Elbow Lane, Hertford Heath, SG13 7QA for James Bourke of Ladkarn Holdings Limited_(Pages 157 - 164)

Recommended for Approval

- (L) 3/11/1230/FP - Raise roof and eaves, new dormer windows, first floor rear extension and front canopy at 19 Gypsy Lane, Great Amwell, SG12 9RL for Mr John Kessler_(Pages 165 - 178)

Recommended for Approval

- (M) 3/11/1320/FP - Two storey rear extension, single story side/rear extension incorporating a garage, extended rear patio and retaining wall at 35 High Road, Waterford, SG14 2PR for Mr and Mrs Stocker (Pages 179 - 184)

Recommended for Approval

- (N) 3/11/1300/SV - Removal of agricultural occupancy restriction imposed by agreement dated 28th November 1990 (3/90/0890/FO) made pursuant to the provisions contained within Section 106 of the Town and Country Planning Act 1990 at 1 Rose Cottages, Wyddial, Buntingford and transferred by means of unilateral undertaking to The Bungalow, Stonebury Farm, Hare Street, Buntingford for Mr Ralph Scott_(Pages 185 - 194)

Recommended for Approval

- (O) 3/11/1217/FP - Single storey rear extension & first floor rear extension - at Chrysanthemum Cottage, Thorley Lane West, Thorley, Bishops Stortford, Herts, CM23 4BN for Mr and Mrs Bowler_(Pages 195 - 200)

Recommended for Approval

- (P) E/10/0083/B - The unauthorised residential use of an agricultural building at Swallowfield Farm, Church Road, Epping Green, Herts, SG13 8NB_(Pages 201 - 206)

Enforcement

- (Q) 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 207 - 218)

Enforcement

6. Items for Reporting and Noting (Pages 219 - 226)

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

(B) Planning Appeals Lodged.

(C) Planning Appeals: Inquiry and Informal Hearing Dates.

(D) Planning Statistics.

7. 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.