



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 9 NOVEMBER 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.

AGENDA

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes (Pages 9 - 30).

To confirm the Minutes of the meeting of the Committee held on Wednesday 12 October 2011.

To confirm the Minutes of the meeting of the Committee held on Wednesday 26 October 2011 – To Follow.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 31 - 34).

(A) 3/11/1470/FP - Extension of existing horticultural nursery site, including provision of 2 no. blocks of polytunnels, growing areas, rainwater lagoon, new vehicular access and internal track for Joseph Rochford Gardens Ltd_(Pages 35 - 54).

Recommended for Approval.

(B) 3/11/1225/FP - Change of use for a temporary period from 5 January 2012 to 5 January 2014 of former barn to a function room, replacement roof to main barn with photo voltaic panels covering the whole of the south facing roof slope, toilets, refrigerators, and office provided within the adjacent pole barn at Tewin Bury Farm Hotel, Hertford Road, Tewin, AL6 0JB for Mr V Williams_(Pages 55 - 70).

Recommended for Approval.

- (C) 3/11/1492/FP - Construction of 9 no. 2/3 bedroom holiday lodges, office, larder and parking at Palletts Wood, Hooks Cross Farm, Oaks Cross, Watton at Stone, SG14 3RY for Mr Dan Collins.
(Pages 71 - 88).

Recommended for Refusal.

- (D) 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, SG13 7AH for Western Homes (Housing) Ltd_(Pages 89 - 116).

Variation of a S106 Unilateral Undertaking.

- (E) 3/11/0370/FP - Separation of plots 7 and 8 shown as a pair of semi-detached dwellings on the approved scheme under ref. 3/09/1370/FP to provide 2no. detached dwellings. Alterations and extensions to enable use of roof spaces for additional accommodation to include 2no. additional bedrooms for each dwelling at Land at, Gravelly Lane, Braughing for Linden Homes_(Pages 117 - 138).

Recommended for Approval.

- (F) a) 3/11/1174/FP and b) 3/11/1159/LB - Repair, refurbishment and extension and change of use of building to Town Council offices at The Cottage, Sayesbury Manor, Sawbridgeworth, CM21 9AN for Sawbridgeworth Town Council_(Pages 139 - 150).

Recommended for Approval.

- (G) 3/11/1280/OP - Residential development at Land to the south of Baldock Road, Buntingford for Mr Roff_(Pages 151 - 160).

Recommended for Refusal.

- (H) 3/11/1448/FP - Erection of 5 new dwellings including 2 affordable units with associated access road and landscaping at Little Orchard, off Aston End Road, Aston for JC and LB Thomson Trust.
(Pages 161 - 174)

Recommended for Refusal.

- (I) 3/11/1421/FP - Erection of Marquee between March and August for events and hire at Bishop's Stortford Rugby Club, Silver Leys, Hadham Road, Bishop's Stortford, CM23 2QE for Bishop's Stortford Rugby Club_(Pages 175 - 184).

Recommended for Approval.

- (J) 3/11/1592/FP - Change of use from Industrial (B1/B2/B8) to Gymnasium (D2) at 2 Haslemere Industrial Estate, Pig Lane, Bishop's Stortford, CM23 3HG for Mrs V Barlow_(Pages 185 - 194).

Recommended for Approval.

- (K) 3/11/1516/FO - Minor material amendment to increase length of approved two storey side extension by 0.35m (reference 3/11/0831/FP) at 2 Tudor Manor Farm Cottages, White Stubbs Lane, Bayford, SG13 8QA for Mrs K Hopson_(Pages 195 - 200).

Recommended for Approval.

- (L) 3/11/1380/FP - Change of use from A1 (retail) to use as tanning and beauty salon (sui generis) with wall mounted air conditioning unit at 96 South Street, Bishop's Stortford, CM23 3BG for Mr S Vaughan. (Pages 201 - 208)

Recommended for Approval.

- (M) 3/11/1360/FP - Construction of a detached double garage with log store at the Hunting Box, Patmore Heath, Albury SG11 2LX for Mr M Cuthbert_(Pages 209 - 216).

Recommended for Approval.

- (N) 3/11/1430/FP - Change of use of land (as hatched in red on plan no. 1289) to residential curtilage, new stables and tennis court. Excavation of former pond and associated landscaping at Little Horneadbury Farm, The Street, Little Hornead, Buntingford, SG9 0LS for Mr G Duffy_(Pages 217 - 228).

Recommended for Approval.

- (O) 3/11/1546/FP - Erection of detached car port outbuilding at Great Hornead Bury, Great Hornead, Buntingford, SG9 0NH for Mr Hopkins (Pages 229 - 236).

Recommended for Approval.

- (P) P/11/0015/A - Unauthorised display of placard advertisements within the District of East Hertfordshire District Council_(Pages 237 - 240).

Enforcement.

- (Q) E/11/0234/B - Breach of a s106 agreement, which restricts the property to be occupied by persons over 50 years of age, at 11 Stocking Hill, Cottered_(Pages 241 - 256).

Enforcement.

- (R) E/11/0174/A - The unauthorised erection of a partially roofed area of raised decking and the creation of a fenced enclosure at The Brambles, 117 High Street, Buntingford, SG9 9AF_(Pages 257 - 262).

Enforcement.

6. Confirmation Of East Hertfordshire District Council Tree Preservation Order (No. 7) 2011 P/TPO 563 '103, New Road, Ware, Herts (Pages 263 - 272).

7. Items for Reporting and Noting (Pages 273 - 280).

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

(B) Planning Appeals Lodged.

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

(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.