



**Jeff Hughes**  
*Head of Democratic and Legal  
Support Services*

**MEETING** : DEVELOPMENT CONTROL COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 7 DECEMBER 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).*

**CONTACT OFFICER: PETER MANNINGS  
TEL: 01279 502174.**

**Would Members please note that  
Building Control Officers will be giving  
a 45 minute to an hour presentation in  
Room 27, Wallfields, Hertford prior to  
the Committee meeting on 7 December  
2011.**

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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 - 9 November 2011 (Pages 9 - 34)

To confirm the Minutes of the meeting of the Committee held on Wednesday 9 November 2011.

### 5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 35 - 38).

(A) 3/11/1627/FO - Vary condition 2 of planning permission 3/09/0939/FP relating to the external materials of construction to allow landscaping along the front elevation in place of timber cladding - retrospective, at The Riverside Garden Centre, Lower Hatfield Road, Bayford, Hertford, Herts, SG13 8XX for Riverside Garden Centre Ltd. (Pages 39 - 46).

Recommended for Approval.

(B) 3/11/1650/FP - Erection of single storey building to replace building destroyed by fire at Celtic Harmony Camp, Brickendon Lane, Brickendon, Hertford, Herts, SG13 8NU for Ms C Holt-Parrella. (Pages 47 - 54).

Recommended for Approval.

(C) 3/11/1716/FP - Use of land for the siting of a residential mobile home in the form of a log cabin for a temporary 3 year period for occupation by a stockman at Dalmonds Wood Farm, Mangrove Lane, Brickendon, Hertford, Hertfordshire, SG13 8QJ for Mr Eamon Bourke. (Pages 55 - 66).

Recommended for Refusal.

- (D) 3/11/1373/FP-Partial demolition of existing buildings associated with the previous horticultural education and research activities of the University of Hertfordshire and subsequent development of a bespoke single storey building office workspace facility; conversion of existing boiler house to provide environmental education centre; substation and energy centre; re-use of existing glasshouses; access and parking; enhanced restoration landscaping at the Bayfordbury Campus, Lower Hatfield Road, Bayford. (Pages 67 - 90).

Recommended for Approval.

- (E) 3/10/1968/FP - Erection of 76 dwellings, open space, landscaping, parking and access from Widbury Hill at the former Depot and Coachworks site, Leaside Depot, Widbury Hill, Ware, SG12 7QE for Taylor Wimpey North Thames. (Pages 91 - 140).

Recommended for Approval.

- (F) 3/11/1742/FP - Residential development of 3 no. detached dwellings at New Mead Nursery, Walkern Road, Benington, SG2 7LS for Page and Watts Ltd. (Pages 141 - 154).

Recommended for Refusal.

- (G) 3/11/1637/FP - Retention of elevated pedestrian walkway at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson. (Pages 155 - 160).

Recommended for Approval.

- (H) 3/11/1712/FO - Variation of condition 3 of planning ref 3/08/1402/FP to agree a proposed minor material change to building approved. The changes are:-change from hipped to gable ends to roof, building length reduce by 3.85m (reduction of total floor area by 37m<sup>2</sup>), elevation change to include external metal cladding at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson. (Pages 161 - 166).

Recommended for Approval.

- (I) 3/11/1631/FP -Revised route for mid section of path alongside Grange Paddocks playing field (amendment to approved scheme granted planning permission under ref: 3/11/0554/FP) at Land adjacent to the River Stort (East side from Grange Paddocks to Castle Gardens), Bishop's Stortford for East Herts Council. (Pages 167 - 176).

Recommended for Approval.

- (J) 3/11/1508/FP - Timber framed play equipment (retrospective) at The White Hart, High Street, Puckeridge, SG11 1RR for Mr J Pugh. (Pages 177 - 184).

Recommended for Approval.

- (K) 3/11/1833/FP - Change of use from retail (kitchen/bedroom/bathroom showroom) to motor cycle repairs/MOT/services and sales at Unit 3 Twyford Road Business Centre, London Road, Bishop's Stortford, CM23 3YT for Mr P Self. (Pages 185 - 192).

Recommended for Approval.

- (L) (a) 3/11/1520/FP-New dwelling-land adjacent to 2 Maple Avenue,Bishop's Stortford,CM23 2RR for Mr and Mrs J Sandford;and  
(b) 3/11/1521/FP-Replacement 6 bedroom dwelling-2 Maple Avenue,Bishop's Stortford,CM23 2RR for Mr and Mrs J Sandford. (Pages 193 - 208).

Recommended for Approval.

- (M) 3/11/1808/FP - Conversion and extensions and alterations to existing sheds to provide 6 live work units at Monks Green Farm, Monks Green Lane, Brickendon for William Ashley and Partners. (Pages 209 - 220).

Recommended for Approval.

- (N) 3/11/1628/FP - Proposed single garage at Cow Pasture, Church End, Albury, SG11 2JQ for Mr E During. (Pages 221 - 226).

Recommended for Approval.

- (O) E/11/0325/A - The unauthorised storage of material on land at the rear of Barleycroft Works, Barleycroft End, Furneux Pelham, Herts, SG9 0LL. (Pages 227 - 236).

Enforcement.

- 6. Update on Enforcement Action of the Land North of The Old Coach Road, Birch Green, Hertford, SG14 2LP (Pages 237 - 242).

- 7. Items for Reporting and Noting (Pages 243 - 298).

- (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.