



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

**MEETING** : DEVELOPMENT CONTROL COMMITTEE.  
**VENUE** : MAIN HALL, CHARIS CENTRE, WATER LANE,  
BISHOP'S STORTFORD.  
**DATE** : THURSDAY 30 SEPTEMBER 2010.  
**TIME** : 7.00 PM.

**PLEASE NOTE TIME AND VENUE**

**MEMBERS OF THE COMMITTEE:**

Councillor W Ashley (Chairman).  
Councillors M R Alexander, K A Barnes, S A Bull, A L Burlton,  
Mrs R F Cheswright, R N Copping, J Demonti, R Gilbert,  
Mrs M H Goldspink, G E Lawrence, D A A Peek, S Rutland-Barsby  
(Vice-Chairman), J J Taylor, R I Taylor and B M Wrangles.

**Substitutes:**

Conservative Group: Councillors D Andrews, P A Ruffles and  
A L Warman.  
Liberal Democrat Group: Councillor M Wood.  
Independent Group: Councillor D Clark.

*(Note: Substitution arrangements must be notified by the absent Member  
to Democratic Services 24 hours before the meeting).*

**CONTACT OFFICER: PETER MANNINGS**  
**(01279) 502174.**

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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. Planning Applications and Unauthorised Development for Consideration by the Committee. (Pages 7 - 12).

- (A) 3/10/1012/OP - Comprehensive development comprising the change of use of land to educational use (Class D1) and the erection of buildings with a combined total gross external floorspace of 26,000 square metres plus related site works consisting of the construction of an internal road, car parking areas, a temporary construction access onto Obrey Way, a floodlit multi-use games area and all weather pitch, formation of playing fields and associated drainage works. Associated infrastructure works to Whittington Way to include; construction of 2 new roundabouts; provision of cycleway and footway links, and enhanced bus stop facilities at Land South of Whittington Way, Bishop's Stortford, Herts for the Governors of the Bishop's Stortford and Herts and Essex High Schools. (Pages 13 - 86).
- (B) 3/10/1013/OP - Demolition of existing buildings and the erection of up to 220 residential properties and associated infrastructure at The Bishop's Stortford High School, London Road, Bishop's Stortford for Countryside Properties PLC. (Pages 87 - 116).
- (C) 3/10/1015/OP - Retention and refurbishment of building fronting Warwick Road; demolition of other existing buildings and the erection of up to 125 residential properties and associated infrastructure at Herts and Essex High School, Warwick Road, Bishop's Stortford Herts CM23 5NH for Countryside Properties Ltd. (Pages 117 - 146).

- (D) 3/10/1014/OP - Demolition of existing buildings and the erection of up to 180 dwellings and associated infrastructure at Herts and Essex High School Beldams Lane Sport Pitches, Bishop's Stortford, CM23 5LQ for Countryside Properties Ltd. (Pages 147 - 174).
- (E) 3/10/1009/OP - Proposed residential development (up to 165 dwellings) and alterations to existing Patmore Close access plus related internal access road, landscaping and open space areas at Land to the south of Hadham Road, Bishop's Stortford for Hertfordshire County Council. (Pages 175 - 196).
- (F) 3/10/1044/FO - Variation of condition 2 of planning permission 3/97/0520/FP that states that the facility should be used solely for the beneficial use of the applicants, the Bishop's Stortford High School, and for no other persons, institutions or organisations to allow it to be used by both Bishop's Stortford High School and Herts and Essex High School and for local organisations at Jobbers Wood, Great Hadham Road, Bishop's Stortford for the Bishop's Stortford High School. (Pages 197 - 206).

5. 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.