



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : THURSDAY 24 MARCH 2011
TIME : 5.30 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, 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: Vacancy.

*(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 9 March 2011 – (To Follow).

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 7 - 10).

(A) 3/11/0160/FP - Construction of access road and erection of 3no. 2 storey office buildings and 6no. detached 4 bedroom houses on land at Jeans Lane, Bishop's Stortford, Herts, CM23 2NN for Arlberg Properties Limited_ (Pages 11 - 34).

Recommended for Refusal.

(B) 3/11/0039/RP - Erection of 11 residential dwellings, including 6 x 4 bedroom units, 2 x 3 bedroom units and 3 x 2 bedroom units with associated landscaping, car parking and private amenity space at Allotment Gardens, Ermine Street, Buntingford, SG9 9AZ for Weston Homes PLC_ (Pages 35 - 44).

Recommended for Approval.

(C) 3/10/1147/FN - Renewal of planning permission granted under ref 3/07/0935/FP for the demolition of existing light industrial buildings and construction of 182 new residential units with car parking and landscaping at Land off Marshgate Drive, Hertford for Zog 2 Ltd (Pages 45 - 66).

Recommended for Approval.

- (D) 3/11/0145/FP - Change of use to equine use - retrospective, at land adjacent to Cottered Road, Thocking for Mrs Amanda Bell (Pages 67 - 72).

Recommended for Approval.

- (E) 3/10/2214/FP - Demolition of existing footbridge and construction of new vehicle and footbridge at EHDC Car Park, St Andrews Street, Hertford, SG14 1JA for East Herts Council (Pages 73 - 80).

Recommended for Approval.

- (F) 3/11/0086/SV - Modify the S106 agreement attached to planning permission 3/06/0314/FP to remove the elderly persons age restriction (defined as being over 50 years of age) at Land at Stocking Hill Lane, Cottered for Darling Homes LLP (Pages 81 - 92).

Recommended for Approval.

- (G) 3/10/2213/FP - Erection of 1 no Solar thermal collector on stable roof and erection of 10kWp ground mount solar PV system at Dassels Bury, Dassels, Braughing, SG11 2RW for Mr Martin Slack (Pages 93 - 100).

Recommended for Approval.

- (H) 3/10/2054/FP - Replacement Buntingford Scout Group headquarters at Buntingford Scout Group, Bowling Green Lane, Buntingford, SG9 9BT for Mrs Joanne McNamara (Pages 101 - 110).

Recommended for Approval.

- (I) 3/11/0239/FP - Two storey side extensions and basement with lightwells and guardrails at 35 Burnham Green Road, Tewin, AL6 0NL for Mr Paul Smith (Pages 111 - 118).

Recommended for Approval.

- (J) 3/11/0027/FP - Erection of double garage at Daneswood Cottage, Stansted Hill, Perry Green, Much Hadham, SG10 6DT for Mr Malcolm Wharmby_(Pages 119 - 126).

- (K) E/08/0300/A - The unauthorised construction of a rear dormer window affecting a Grade II listed building without listed building consent at White Horse Cottage, Wareside, Ware, SG12 7QX_(Pages 127 - 132).

Enforcement.

6. Items for Reporting and Noting (Pages 133 - 134).

(A) 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.