



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 4 JANUARY 2012
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
01279 502174**

Would Members please note that there will be a training session commencing at 5.15pm in Room 27, Wallfields, which will cover issues requested by Committee Members.

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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 7 December 2011 (Previously circulated as part of the Council Minute book for 14 December 2011).

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

(A) 3/11/1801/FP - Erection of 2 no. 4 bedroom houses and 1 no. 2 bedroom affordable home together with access and parking at Land adjacent to Home Farm, Chapel Lane, Little Hadham, SG11 2AB for Croft Group Ltd_(Pages 13 - 26).

Recommended for Refusal.

(B) 3/11/1765/OP - Erection of 2no 3 bed dwellings at Birch Farm Kennels, White Stubbs Lane, EN10 7QA for Mr. M. Ferraro. (Pages 27 - 38).

Recommended for Refusal.

(C) 3/11/1713/FP - Raise roof of outbuilding to accommodate new incinerator installation at Holts, Marsh Lane, Stanstead Abbots, Ware, Hertfordshire, SG12 8HL for Mr D Holt_(Pages 39 - 44).

Recommended for Approval.

- (D) 3/11/1636/FP - Change of use from staff room and rest room to two flats for short-stay occupation by guests at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson_(Pages 45 - 52).

Recommended for Approval.

- (E) 3/11/1943/FP - Demolition of existing stage and outdoor auditorium and erection of new stage, changing areas and public seating areas at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson_(Pages 53 - 60).

Recommended for Approval.

- (F) 3/11/1918/FP - Retention of single-storey buildings over sand pit, play area and ride area at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson. (Pages 61 - 66).

Recommended for Approval.

- (G) 3/11/1786/FP - Construction of a pre- fabricated green kiosk to house water treatment plant and upgrading of an existing green kiosk building to ensure the security of the borehole housed within at Hare Street Pumping Station, Worstead Road, Hare Street, SG9 0EE for Veolia Water Central Ltd_(Pages 67 - 74).

Recommended for Approval.

- (H) 3/11/1621/FP - Replacement agricultural dwelling at Wydbury Farm, Wyddial Road, Wyddial, SG9 0DQ for Mr Noy_(Pages 75 - 88).

Recommended for Approval.

- (I) 3/11/1793/FP - Change of use from B1 (light industrial) to mixed use B1/A1 (light industrial/retail) at Unit 9B, Great Northern Works, Hartham Lane, Hertford, SG14 1BW for Mr. S Dann_(Pages 89 - 94).

Recommended for Approval.

- (J) 3/11/1900/FP - Erection of new self contained garden room and extension to utility room of main dwelling at 49 Maze Green Road, Bishop's Stortford, CM23 2PG for Mr S Cook_(Pages 95 - 102).

Recommended for Approval.

- (K) 3/11/1929/FP - Two storey side extension, front porch and rear conservatory at 1 Grove Cottages, Ginns Road, Stocking Pelham, SG9 0JA for Miss Cornelius_(Pages 103 - 110).

Recommended for Approval.

- (L) 3/11/1759/FP - Erection of single storey and two storey extensions at 254, Hertingfordbury Road, Hertford, Hertfordshire, SG14 2LG for Diarmid Mackenzie_(Pages 111 - 118).

Recommended for Approval.

- (M) 3/11/1828/FP - Single storey rear extension at Clapgate Cottage, Clapgate, Albury, SG11 2JN for Mr G Russell_(Pages 119 - 124).

Recommended for Approval.

- (N) 3/11/1892/FP - Proposed two storey and single storey rear extension at Rose Cottage, Elbow Lane, Hertford Heath, Hertford, SG13 7PZ for Mr and Mrs N Brooking_(Pages 125 - 132).

Recommended for Approval.

- (O) E/11/0273/B - Unauthorised attachment and display of advertisements at Prezzo, 17-21 Fore Street, Hertford, Herts. SG14 1DH. (Pages 133 - 140).

Enforcement.

- (P) E/11/0278/B - Unauthorised works for the alteration of a Grade II listed building by the removal of architectural/historical roof timbers and insertion of a dormer window without listed building consent or planning permission at 31 Fore Street, Hertford, SG14 1DJ. (Pages 141 - 148).

Enforcement.

- (Q) E/10/0353/A - The unauthorised installation of extraction/heat recycling plant/machinery in association with laundry equipment and air conditioning equipment at Suds Launderette at 12 London Road, Bishop's Stortford, CM23 5ND_(Pages 149 - 154).

Enforcement.

6. Items for Reporting and Noting (Pages 155 - 192).

(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'.

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.