



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 1 FEBRUARY 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).

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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 7 - 24).

To confirm the Minutes of the meeting of the Committee held on Wednesday 4 January 2012.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 25 - 28).

(A) 3/11/2041/FO - Variation of condition 29 of planning reference 3/07/2531/FP to agree a proposed minor material change to the buildings approved - variation to plots 8, 13, 14, 15, 16, 17 and 18 at Seven Acres, 49 Upper Green Road and 54 and 56 Upper Green Road, Tewin for Taylor Wimpey North London_(Pages 29 - 38).

Recommended for Approval.

(B) 3/11/2032/SV - Modification of S106 agreement to planning permission 3/07/1569/OP in respect of clauses 3.4.4.1 and 3.4.4.2 within Schedule 3 - Affordable Housing at Land at Leventhorpe School for Leach Homes_(Pages 39 - 46).

Variation of a S106 Legal Agreement – Recommended for Approval.

(C) 3/11/1559/FP - Erection of replacement dwelling as amendment to previous planning approval Ref: 3/07/1789/FP at The Manor House, Aspenden Road, Westmill, Buntingford, Herts , SG9 9LA for Mr and Mrs D Catherall_(Pages 47 - 56).

Recommended for Approval.

- (D) 3/11/2031/SV - Modification to Annexe B, Schedule 3 of the S106 agreement relating to LPA reference 3/08/0840/FP - to amend the tenure mix of Affordable Housing to 50% rental units and 50% intermediate housing, at Land off Tylers Close, Buntingford for Leach Homes_(Pages 57 - 62).

Variation of a S106 Legal Agreement – Recommended for Refusal.

- (E) 3/11/2046/SV - Modification of S106 agreement to planning permission 3/08/0840/FP in respect of clauses 3.1 and 3.2 within Schedule 3 - Affordable Housing at Land off Tylers Close, Buntingford for Leach Homes_(Pages 63 - 70).

Variation of a S106 Legal Agreement – Recommended for Approval.

- (F) 3/11/1387/FP - Extensions to brick built 1960's building and erection of new dwelling to the rear with associated access and landscaping at Great Hormead Village Hall, Great Hormead, Buntingford, SG9 0NR for Hormead Village Hall Management Committee_(Pages 71 - 116).

Recommended for Approval.

- (G) 3/11/1635/FP - Change of Use from garage units to furniture recycling scheme at Hoe Lane Garages, Hoe Lane, Ware, SG12 9LS for Riversmead Housing Association_(Pages 117 - 126).

Recommended for Approval.

- (H) 3/11/1511/FP - Change of use of land to a private Gypsy and Traveller caravan site comprising 3 no. mobile homes, 2 no. touring caravans, associated hardstanding and installation of septic tank (part retrospective) at Land north of The Old Coach Road, Birch Green, Hertford SG14 2LP for Messrs Thomas and Miley Cash (Pages 127 - 144).

Recommended for Refusal.

- (I) 3/11/2019/FP - Two storey side extension at Wheatfields, Kettle Green Road, Much Hadham, SG10 6AF for Mr C Sullivan_(Pages 145 - 152).

Recommended for Approval.

- (J) 3/11/2057/FP - Detached open cart lodge at Elm Side, Horseshoe Lane, Great Hornead, SG9 0NQ for Mr White_(Pages 153 - 160).

Recommended for Approval.

6. Items for Reporting and Noting (Pages 161 - 172).

(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.