



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 29 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

To confirm the Minutes of the meeting of the Committee held on Wednesday 1 February 2012 (Previously circulated as part of the Council Minute book for 22 February 2012).

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

(A) 3/11/1616/FP - Erection of 14 no. dwellings and new veterinary surgery with associated landscaping and access roads and demolition of existing house at 306-310, Ware Road, Hertford, SG13 7ER for Tudorwood Ltd_(Pages 13 - 30).

Recommended for Approval.

(B) 3/11/1927/FP - Erection of 16 dwellings and creation of access at land south of 10 Acorn Street, Hunsdon for Croudace Homes Ltd (Pages 31 - 50).

Recommended for Approval.

(C) 3/11/1818/FP - Erection of stock proof post and rail fencing, post and barbed wire fencing , scalplings to entrance and dropped kerb, (retrospective) at land adjacent to Lower Hatfield Road, Hertford SG13 8XX for Mr George Smith_(Pages 51 - 66).

Recommended for Refusal.

- (D) 3/11/2050/FP - Continued use of land to allow market stalls to be positioned in the centre of North Street on Thursdays and Saturdays at North Street, Bishops Stortford for East Herts District Council (Pages 67 - 76).

Recommended for Approval.

- (E) 3/11/2216/FO - Variation of condition 6 of LPA ref 3/11/0544/FP which states "The use of the temporary car park as shown on plan: 4156/05 shall cease upon the completion of the approved works to the car parks and the temporary surfacing shall be removed and the land reinstated within 1 month of that date" to allow the temporary car park to be used until end of April 2012 at Land adjacent to the River Stort (East side - Grange Paddocks to Castle Gardens), Bishop's Stortford for East Herts Council_(Pages 77 - 84).

Recommended for Approval.

- (F) 3/11/1641/FP - Erection of 2 no Market Houses and 1 No live/work unit (amended scheme) at 279 - 280 Hertingfordbury Road, Hertingfordbury, SG14 2LQ for Mrs Shepherd_(Pages 85 - 96).

Recommended for Approval.

- (G) 3/11/1932/FP - Construction of a replacement barn with alteration to the vehicle access to the barn yard at The Gage, Bucks Alley, Little Berkhamsted Hertford SG13 8LR for Mr David Carr_(Pages 97 - 104).

Recommended for Approval.

- (H) 3/11/2156/FP - Erection of scout hut and associated external works at Rear of 14 - 21 Kecksy's, Sawbridgeworth for 1st Sawbridgeworth Scout Group_(Pages 105 - 114).

Recommended for Refusal.

- (I) 3/11/2110/FP - Conversion of garage with the addition of a first floor to create annexe with a single storey link to main dwelling and car port to side of garage conversion at Oakleighs, 1 Crossroads, Epping Green, Hertford, Hertfordshire, SG13 8NG for Mr and Mrs R and S Perry (Pages 115 - 122).

Recommended for Approval.

- (J) 3/11/2185/FP - Conversion of car port to form residential annexe including raising of roof to create first floor accommodation at Bromley House, Bromley Lane, Wellpond Green, SG11 1NW for Mr and Mrs Thompson_(Pages 123 - 130).

Recommended for Approval.

- (K) 3/11/2006/FP - Rear Extension and Raised Roof with Front and Rear Dormers at High Hedges, The Street, Haultwick SG11 1JQ for Mr John Doran_(Pages 131 - 138).

Recommended for Approval.

- (L) 3/11/1849/FP - Change of Use from Office to Dog Grooming Parlour (Sui Generis) with new front entrance door and the provision of an Air Conditioning Unit at 30-34 Parliament Square, Hertford, Herts SG14 1EZ for Mr Leo Cunningham_(Pages 139 - 148).

Recommended for Approval.

- (M) E/11/0274/B - Unauthorised erection of a second floor rear extension above the rear wing of the property at 8 Trinity Road, Ware, SG12 7DB_(Pages 149 - 154).

Enforcement.

- (N) E/11/0246/A - Unauthorised advertisements displayed on a Grade II listed building without listed building and advertisement consent at 39 Hockerill Street, Bishops Stortford, CM23 2DH_(Pages 155 - 160).

Enforcement.

- (O) E/12/0046/A - Proposed development of a pedestrian footbridge and ramps over the railway track, with temporary compound and access, at Johnson's Crossing at Land off Grange Paddock, Rye Street, Bishops Stortford, CM23 2HD_(Pages 161 - 166).

Enforcement.

- (P) 3/11/2048/FP - Proposed young peoples housing scheme consisting of 14 2 bed bedsit flats and associated staff and training facilities plus parking and garden areas on a site currently used as a Council car park at Baker Street, Hertford for Aldwyck Housing Group - 'To Follow'

6. Update On Enforcement Statistics And Authorised Action
(Pages 167 - 184).

Enforcement Update.

7. Confirmation Of East Hertfordshire District Council Tree Preservation Order (No. 2) 2011 P/TPO 558 'Christ Church Vicarage, 15 Hanbury Close, Ware, Herts (Pages 185 - 190).

Tree Preservation Order.

8. Confirmation Of East Hertfordshire District Council Tree Preservation Order(No. 8) 2011 P/TTPO 564' Woodland To The South Of Rectory Farm, Meesden Herts (Pages 191 - 198).

Tree Preservation Order.

9. Items for Reporting and Noting - 'To Follow'

(A) Appeals against refusal of Planning Permission/ non-determination.

(B) Planning Appeals Lodged.

(C) Planning Appeals: Inquiry and Informal Hearing Dates.

(D) Planning Statistics.

10. 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.