



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 21 MARCH 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),
T Page, 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.

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. Apology

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes (Pages 7 – 28)

To confirm the Minutes of the meeting of the Committee held on Wednesday 29 February 2012.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 29 – 32)

(A) 3/11/2203/FP – Demolition of existing LaFarge depot buildings and structures. Construction of a sustainable housing development consisting of eleven new dwellings and associated works including access to highway, garages, roads, parking, pedestrian paths, allotments, wetland area and general landscaping at Land adjoining Sacombe Road, Waterford for John Duffield_(Pages 33 – 52)

Recommended for Refusal.

(B) 3/11/1886/FP – Two storey rear extension at West Cottage, Bromley Lane, Much Hadham, SG10 6HU for Mr S Fitzgerald_(Pages 53 – 60)

Recommended for Approval.

(C) E/12/0014/B – Unauthorised works for the alteration of a Grade II listed building at 6 – 8 Dimsdale Street, Hertford, SG14 1PH (Pages 61 – 68)

Enforcement.

- (D) E/11/0369/B – Unauthorised erection of a timber pergola with polycarbonate roof at 33 Castle Street, Hertford. Herts, SG14 1HH (Pages 69 – 74)

Enforcement.

- (E) E/11/0359/B – Unauthorised change of use of agricultural land to dog training and erection of ancillary shelter at Land east of Thorley Street, Thorley, Bishop's Stortford, Herts, CM23 4AP_(Pages 75 – 82)

Enforcement.

- (F) E/11/0217/A – Unauthorised material change of use of the land, from a dwelling house to a residential institution, at 18 Millers Close, Bishop's Stortford, CM23 4FJ_(Pages 83 – 90)

Enforcement.

- (G) 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

Recommended for Approval.

6. Erection Of A Single Wind Turbine And Associated Development: Benington: Potential Appeal (Planning Application 3/11/1190/FP) (Pages 91 – 98)

7. Items for Reporting and Noting (Pages 99 – 112)

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

(B) Planning Appeals Lodged.

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

(D) Planning Statistics.

8. 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.