



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 23 MAY 2012
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

To be confirmed at Annual Council on 16 May 2012.

Substitutes:

To be confirmed at Annual Council on 16 May 2012.

(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 – 18 April 2012

To confirm the Minutes of the meeting of the Committee held on Wednesday 18 April 2012 (Previously circulated as part of the Council Minute book for 16 May 2012).

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

(A) a) 3/11/2209/FP-Demolition of existing farm buildings,conversion and extension of listed barn to form 1no. dwelling,erection 27no. dwellings and associated development at Pentlows Farm,Braughing for Linden Homes; and b) 3/11/2210/LB - Demolition of existing farm buildings,conversion of listed barn to part dwelling at Pentlows Farm,Braughing for Linden Homes_(Pages 13 - 42).

Recommended for Approval.

(B) 3/12/0314/FP - Installation of a 2nd synthetic turf pitch adjacent to existing artificial sports pitches/courts; installation of additional 6.5m high ball stop netting to protect a new grass football pitch to be marked on Lower Quitchells playing field; creation of two grassed rugby pitches and cricket square with outfield on Hailey Field at Haileybury College, Hertford, SG13 7NU for Paul Watkinson (Pages 43 - 54).

Recommended for Approval.

- (C) a) 3/12/0427/FP-Conversion and extension of former coachworks to form 2 no. 3-bedroom houses and ground floor retail unit with 10 no. apartments above and provision of 2 no. 3 bedroom houses on former car park site opposite former Waters Garage Site,3-9,North Road,Hertford for Mr Tom Beynon; and b) 3/12/0428/LC-Demolition of existing structures at former Waters Garage Site,3-9,North Road,Hertford for Mr Tom Beynon_(Pages 55 - 72).

a) 3/12/0427/FP – Recommended for Refusal.

b) 3/12/0428/LC – Recommended for Refusal.

- (D) 3/12/0355/FP - Use of land for the siting of a residential mobile home in the form of a log cabin for a temporary 3 year period for occupation by a stockman at Dalmonds Wood Farm, Mangrove Lane, Brickendon, Hertford, Hertfordshire, SG13 8QJ for Eamon Bourke_(Pages 73 - 86).

Recommended for Approval.

- (E) 3/12/0392/FP - Two storey extension to Rochester House, plus construction of new disabled ramp and entrance steps at Hockerill Anglo-European College, Dunmow Road, Bishop's Stortford, CM23 5HX for Hockerill Anglo-European College_(Pages 87 - 94).

Recommended for Refusal.

- (F) 3/12/0256/FP - Change of use from Industrial (B1/B8) to Leisure (D2) for family entertainment centre to accommodate a childrens soft play venue at 10 Haslemere Industrial Estate, Pig Lane, Bishop's Stortford, CM23 3HG for Mr J Fothergill_(Pages 95 - 106).

Recommended for Approval.

- (G) a) 3/12/0252/FP-Demolition of an existing pair of semi detached dwellings and erection of a single replacement dwelling for occupation by an agricultural worker at Plot 1,Penny Royal,Bucks Alley,Bayford for Mr Alan Fitzjohn; and (b 3/12/0253/FP-Erection of detached agricultural worker's dwelling at Plot 2,Penny Royal,Bucks Alley,Bayford for Mr Alan Fitzjohn_(Pages 107 - 116).

a) 3/12/0252/FP – Recommended for Refusal.

b) 3/12/0253/FP – Recommended for Refusal.

- (H) 3/12/0200FP - Replacement dwelling amended scheme with new location for replacement dwelling, incorporating a rear orangery extension and basement at Epping Green Farmhouse Epping Green, Herts SG13 8NE for Mr L Eaglestone_(Pages 117 - 126).

Recommended for Approval.

- (I) 3/12/0375/FN - Subdivision of existing dwelling into 5 dwellings and new garages at Thorley Place, Thorley Lane East, Bishop's Stortford CM23 4BH for Mr N Thurley_(Pages 127 - 142).

Recommended for Approval.

- (J) 3/12/0467/FO - Variation of condition 2 of LPA reference 3/11/2050/FP (positioning of market stalls in North Street) to alter hours from 05:00-16:00 to 05:00-17:30 on Thursdays and Saturdays at North Street, Bishop's Stortford for East Herts District Council_(Pages 143 - 156).

Recommended for Approval.

- (K) 3/12/0328/FP - Single storey rear extension, boiler house with chimney and conversion of ground floor garage space at Watts Farm, Albury End, Albury for Mr K Dewson_(Pages 157 - 164).

Recommended for Approval.

- (L) 3/12/0154/FP - Two storey and single storey side extension and single storey front extension at 1 Frogs Hall Lane, Broken Green, Standon, Ware, SG11 1NG for Mr C Roberts_(Pages 165 - 172).

Recommended for Approval.

- (M) 3/12/0244/FP - Front, rear and side single storey extensions and roof alteration to create first floor accommodation at White Willows, The Street, Haultwick, Ware SG11 1JQ for Mr R Adams_(Pages 173 - 180).

Recommended for Approval.

(N) E/11/0403/A - Unauthorised use of units for Class B2 (General Industrial) use at units 5A and 5B, Hadham Industrial Estate, Little Hadham, Herts, SG11 2DY_(Pages 181 - 186).

Enforcement.

6. Tree Preservation Order (TPO) - Resurvey Of TPO Nos 49, 167, 171 And 345 (Pages 187 - 198).

7. Items for Reporting and Noting (Pages 199 - 232).

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

(B) Planning Appeals Lodged.

(C) Planning Appeals: Inquiry and Informal Hearing Dates – ‘To Follow’.

(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.