



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 JUNE 2012
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor S Rutland-Barsby (Chairman).
Councillors M Alexander, D Andrews, E Bedford, S Bull, A Burlton,
Mrs R Cheswright, G Jones, G Lawrence, P Moore, M Newman
(Vice-Chairman) and T Page.

Substitutes:

Conservative Group: Councillors N Symonds, G Williamson and
B Wrangles.
Liberal Democrat Group:
Independent Group: Councillor E Buckmaster.

*(Note: Substitution arrangements must be notified by the absent Member
to Democratic Services 7 hours before the start of the meeting).*

**CONTACT OFFICER: PETER MANNINGS
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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 - 23 May 2012 (Pages 9 - 30).

To confirm the Minutes of the meeting of the Committee held on Wednesday 23 May 2012.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 31 - 34).

(A) 3/12/0259/FN - Demolition of existing out buildings and erection of new 40 bedroom wing, together with change of use of 5 no. associated cottages from Class C2 (residential institutions) to C3 (dwelling houses) at Libury Hall, Great Munden, SG11 1JD for Libury Hall Residential Home (Pages 35 - 58).

Recommended for Approval.

(B) 3/12/0495/FP - Single storey extension, 2 x timber walls for signage, 1x larch timber slatted 'hello' wall, new ATM pod and removal of existing ATMs. Replacement timber trolley bays, including 2 new bays at Tesco Stores, Bishop's Park Centre, Lancaster Way, Bishop's Stortford for Tesco Stores Ltd (Pages 59 - 66).

Recommended for Approval.

(C) 3/12/0596/FP - Change of use of land for the grazing of horses and the erection of 4 stables incorporating feed/ tack room and hay store on a concrete base at Land off Bourne Lane, Much Hadham, SG10 6ET for Mrs C Betts (Pages 67 - 76).

Recommended for Refusal.

- (D) 3/12/0661/FP - Residential development of 2 no 4 bedroom detached dwellings together with 3 no 2 bedroom terraced dwellings (2 dwellings as shared ownership via housing association) at New Mead Nursery, Walkern Road, Benington, SG2 7LS for Page and Watts Ltd (Pages 77 - 90).

Recommended for Approval.

- (E) 3/12/0574/FP - Change of use of bed and breakfast annex to 1no. two bedroom dwelling with associated parking and amenity space at The Blind Fiddler Public House, Anstey, SG9 0BW for Ms Z Boosey (Pages 91 - 100).

Recommended for Approval.

- (F) 3/12/0076/FP - Retrospective consent for the erection of outdoor play equipment within the existing pub garden and external alterations to pub building including an outdoor storage building at The Catherine Wheel, Gravesend, Albury, SG11 2LW for Mr S Haslam (Pages 101 - 114).

Recommended for Approval.

- (G) 3/11/0370/FP - Separation of plots 7 and 8 (retrospective) shown as a pair of semi-detached dwellings on the approved scheme under ref 3/09/1370/FP to provide 2 no detached dwellings, Alterations and extensions to enable use of roof spaces for additional accommodation to include 2 no additional bedrooms for each dwelling at Land at Gravelly Lane, Braughing for Linden Homes (Pages 115 - 124).

Recommended for Approval.

- (H) a) 3/12/0587/FP - Change of use of agricultural land to form a vehicular car park for employees and extension to yard area (part retrospective) and 3/12/0588/FP - Retrospective application for change of use of agricultural land to form extension to existing scaffolding yard and two temporary structures at Connect Scaffolding, Hadham Park, Hadham Road, Bishop's Stortford, CM23 1JH for Mr C Oliver of Connect Scaffolding (Pages 125 - 142).

Recommended for Approval.

- (I) 3/11/1874/FP - Construction of car park at Buntingford Reservoir, Baldock Road, Buntingford SG9 9DW for Veolia Water Central (Pages 143 - 152).

Recommended for Approval.

- (J) 3/12/0506/FP - Replacement dwelling incorporating a rear extension at 42 Orchard Road, Tewin, Herts AL6 0HN for Mr D Connolly (Pages 153 - 162).

Recommended for Approval.

- (K) 3/12/0529/FP - Change of use from class A1 (retail) to part A2 (financial and professional services) and part B1 (business) with alterations to fenestration at Ground Floor, Sworders Court, North Street, Bishop's Stortford, CM23 2NA for Aquastrider and Pearsons (Pages 163 - 170).

Recommended for Approval.

- (L) 3/12/0461/FP - Change of use of residential outbuilding to holiday/ self catering accommodation at Broadeaves, South End, Perry Green, Much Hadham, SG10 6EP for Mr R Roberts (Pages 171 - 180).

Recommended for Approval.

- (M) a) 3/12/0542/FP and b) 3/12/0543/LB - Single storey rear orangery extension at New Hall Farmhouse, Fanhams Hall Road, Wareside, SG12 7SD for Mr and Mrs Clayton (Pages 181 - 188).

Recommended for Refusal.

- (N) 3/12/0620/FP - Rear extension and raised roof for front and rear dormers for first floor rooms at High Hedges, The Street, Haultwick SG11 1JQ for Mr John Doran (Pages 189 - 202).

Recommended for Approval.

- (O) E/12/0054/B - Unauthorised extensions and alterations to the dwellinghouse at Park Farm House, Aston Lane, Aston, Herts (Pages 203 - 208).

Enforcement.

- (P) E/12/0137/B - The residential occupation of a dwellinghouse in breach of an agricultural occupancy condition, at Brookfield Farm, West End Road, Wormley West End, EN10 7QN (Pages 209 - 216).

Enforcement.

- (Q) E/12/0156/A - Unauthorised engineering operations to reduce site levels and create additional access/parking area at the northern side of Hadham Industrial Estate, Little Hadham, Herts, SG11 2DY (Pages 217 - 222).

Enforcement.

- (R) a) 3/11/2209/FP – Demolition of existing farm buildings, conversion and extension of listed barn to form 1 no. 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 - 'To Follow'.
- (S) 3/12/0424/FP - Closing of railway foot-crossing and construction of a new footbridge with ramped accesses at Johnsons Railway Crossing, Bishop's Stortford - 'To Follow'.

- (T) a) E/12/0154/A - Stationing of a mobile home and the installation of a sewerage tank at Plots 32 – 35 Esbies Estate off Station Road, Sawbridgeworth, CM21 9JY and b) E/12/0155/A - The laying of hard surfacing and the raising of land levels at Plots 26-28 Esbies Estate off Station Road, Sawbridgeworth, CM21 9JY - 'To Follow'.

Enforcement.

6. Items for Reporting and Noting (Pages 223 - 244).

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

(B) Planning Appeals Lodged.

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

(D) Planning Statistics.

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.