



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 12 SEPTEMBER 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 meeting).*

CONTACT OFFICER: PETER MANNINGS
01279 502174

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DISCLOSABLE PECUNIARY INTERESTS

1. A Member, present at a meeting of the Authority, or any committee, sub-committee, joint committee or joint sub-committee of the Authority, with a Disclosable Pecuniary Interest (DPI) in any matter to be considered or being considered at a meeting:
 - must not participate in any discussion of the matter at the meeting;
 - must not participate in any vote taken on the matter at the meeting;
 - must disclose the interest to the meeting, whether registered or not, subject to the provisions of section 32 of the Localism Act 2011;
 - if the interest is not registered and is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days;
 - must leave the room while any discussion or voting takes place.
2. A DPI is an interest of a Member or their partner (which means spouse or civil partner, a person with whom they are living as husband or wife, or a person with whom they are living as if they were civil partners) within the descriptions as defined in the Localism Act 2011.
3. The Authority may grant a Member dispensation, but only in limited circumstances, to enable him/her to participate and vote on a matter in which they have a DPI.
4. It is a criminal offence to:
 - fail to disclose a disclosable pecuniary interest at a meeting if it is not on the register;
 - fail to notify the Monitoring Officer, within 28 days, of a DPI that is not on the register that a Member disclosed to a meeting;
 - participate in any discussion or vote on a matter in which a Member has a DPI;
 - knowingly or recklessly provide information that is false or misleading in notifying the Monitoring Officer of a DPI or in disclosing such interest to a meeting.

(Note: The criminal penalties available to a court are to impose a fine not exceeding level 5 on the standard scale and disqualification from being a councillor for up to 5 years.)

AGENDA:

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes - 15 August 2012 (Pages 7 – 18).

To confirm the Minutes of the meeting of the Committee held on Wednesday 15 August 2012.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 19 – 22).

(A) 3/11/0554/OP - Redevelopment of the site comprising a residential scheme of up to 37,068 sq.m (GIA) residential floorspace (Class C3) and ancillary facilities and services including Provision of open space and landscaping; Means of access; Cycleways and pedestrian routes; Vehicles, motorcycle and cycle parking; Provision and/or upgrading of infrastructure; and Groundworks and re-profiling of site levels at Terlings Park, Eastwick Road, Eastwick, CM20 2QR for Angle Property Ltd_(Pages 23 – 50).

Recommended for Approval.

(B) 3/12/1083/FP - Change of use of land for dog walking and associated field shelter at land at Chaseways, Sawbridgeworth for Ms S Ashley (Pages 51 – 60).

Recommended for Approval.

(C) 3/12/1094/FP - The erection of 4 private dwellings and a new garage for the existing house at Whitehall Leys, Whitehall Road, Bishop's Stortford, CM23 2JL for C and W Hampton_(Pages 61 – 76).

Recommended for Approval.

- (D) 3/12/1140/FP - New dwelling with part formed of conversion of existing stable, attached garage and parking. Land adjacent to 99 High Street, Watton at Stone, Herts SG14 3SZ for Paul Spearman(Pages 77 – 96).

Recommended for Approval.

- (E) 3/12/1130/FP - Erection of 1 No. three bedroom dwelling and garage at Former Biss Vehicles Site, London Road, Spellbrook, CM23 4AU for Mr and Mrs Smeeth_(Pages 97 – 108).

Recommended for Refusal.

- (F) 3/12/1194/FP - New greenhouse structure on existing garden centre area at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr P Sampson_(Pages 109 – 114).

Recommended for Approval.

- (G) 3/12/1195/FP - Replacement of the kitchen and food preparation area to the marquee at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr P Sampson_(Pages 115 – 120).

Recommended for Approval.

- (H) 3/12/1196/FP - Refurbishment of hooved animals enclosures, with re-building of Camel house and Tapir house and new Giraffe house, to "Africa World" and construction of elevated observation walkways across the new areas at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr P Sampson (Pages 121 – 128).

Recommended for Approval.

- (I) 3/12/0972/FP - Two storey rear, single storey side extension and side dormer window at 1 Lindsey Road, Bishop's Stortford, CM23 2TA for Mrs C Warwick_(Pages 129 – 136).

Recommended for Approval.

- (J) E/12/0052/A - The erection of two dwellinghouses with a roof ridge height which exceeds that granted planning permission under planning reference 3/09/1370/FP, at Plots 13 and 14, Linden Homes Development, Land south of Gravelly Lane, Braughing, (now also known as 1 and 2 Totts Cottages, Pound Close, Braughing), SG11 2BH_(Pages 137 – 146).

Enforcement.

- (K) E/11/0229/A - Unauthorised conversion of garage into two studio flats at The Old Mission Hall, Chipping, Buntingford, SG9 0PQ (Pages 147 – 154).

Enforcement.

- (L) E/11/0365/B - Unauthorised use of an extended barn to create a residential unit at Mayville, Cottered, Buntingford, SG9 9QB (Pages 155 – 164).

Enforcement.

6. Update on Enforcement Statistics and Authorised Action (Pages 165 – 180).

7. Items for Reporting and Noting (Pages 181 – 198).

(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').

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.