



**Jeff Hughes**  
*Head of Democratic and Legal  
Support Services*

**MEETING** : DEVELOPMENT CONTROL COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 10 OCTOBER 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 24 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 - 12 September 2012 and 25 September 2012

To confirm the Minutes of the meeting of the Committee held on Wednesday 12 September 2012 (Previously circulated as part of the Council Minute book for 26 September 2012).

To confirm the Minutes of the meeting of the Committee held on Tuesday 25 September 2012 – 'To Follow'.

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

(A) a) 3/12/0977/FP – Erection of foodstore with associated car parking and landscaping and b) 3/11/0154/LC – the demolition of existing buildings at the Former Lancaster Garage Site, London Road, Bishop's Stortford, CM23 3BJ for Aldi Stores Ltd – 'To Follow'.

To Follow.

(B) 3/12/1235/FP - Provision of 1 no. polytunnel at land at The Old Coach Road, Birch Green for Joseph Rochford Gardens Limited (Pages 13 – 22).

Recommended for Approval.

- (C) 3/12/1207/OP-Retirement Community and Shared communal facilities including swimming pool,gymnasium,day centre,therapy rooms and restaurant in a central purpose designed care and management facility.Shared external communal facilities including tennis courts,bowling green,boules,gardening area and woodland walking area.144 C2 extra care/assisted living units.Public woodland recreation area and new access off Lower Hatfield Road at former brickfields off Cole Green Way, Hertford for Mrs Elmermann (Pages 23 – 38).

Recommended for Refusal.

- (D) 3/12/1242/FP - New sports/assembly/activity hall and classroom with associated changing rooms, toilets, small kitchen/serverly and storage space at Hertingfordbury Cowper JMI School , Birch Green, Herts, SG14 2LR for Alison Richards\_(Pages 39 – 50).

Recommended for Approval.

- (E) (a) 3/12/1097/FO and (b) 3/12/1103/LB - Variation of condition 3 (approved plans) of LPA ref. 3/11/1365/FP to allow changes to fenestration to main barn, piggery and extension, provision of emergency escape, raising of eaves/ridge and roof tiles on main barn and brick finish on extension at Widbury Hill Farm, Widbury Hill, Ware, SG12 7QE for Mr N Buxton\_(Pages 51 – 60).

Recommended for Approval.

- (F) 3/12/1278/FO - Removal of condition of planning reference 3/97/1447/FO to allow the petrol filling station to operate 24 hours a day, 7 days a week at Tesco Stores Ltd, Lancaster Way, Bishop's Stortford, CM23 4DD for Tesco Stores Ltd\_(Pages 61 – 70).

Recommended for Approval.

- (G) 3/12/0424/FP - Closure of railway foot-crossing and construction of a new footbridge with ramped access at Johnsons Railway Crossing, Bishop's Stortford for Network Rail\_(Pages 71 – 82).

Recommended for Approval.

- (H) 3/12/0868/AD - Proposed two externally illuminated fascia signs, two externally illuminated panel signs and five non-illuminated panel signs at Post Office, Baldock Road, Buntingford, SG9 9BL for Mr Basra (Pages 83 – 90).

Signs 1, 2, 3, 4, 8 and 9 Recommended for Approval.  
Signs 5, 6 and 7 Recommended for Refusal.

- (I) 3/12/1214/FP - Erection of detached double garage at 12 Thornfield Road, Bishop's Stortford, CM23 2RB for Mr W. Parry\_(Pages 91 – 98).

Recommended for Refusal.

- (J) E/11/0046/B - Untidy condition of land at 17 Paget Cottages, Dane End, Ware, SG12 0NL\_(Pages 99 – 104).

Enforcement.

- (K) E/12/0048/A - Unauthorised display of vertical banners and a fascia advertisement, at Grill 55, First Floor, 55 - 61 South Street, Bishop's Stortford, CM23 3AL\_(Pages 105 – 112).

Enforcement.

- (L) E/11/0058/B - Unauthorised advertisement by changing coloured lighting to the front elevations of The Navigator Public House, Bridge Foot, Ware, SG12 9DW\_(Pages 113 – 118).

Enforcement.

- (M) E/12/0270/A - The unauthorised removal of historic architectural features of a Grade II listed building at St Anne's Church, Slough Road, Allens Green, Sawbridgeworth, Herts, CM21 0LR (Pages 119 – 124).

Enforcement.

(N) E/11/0306/A - Unauthorised erection of a marquee in the rear garden of The Catherine Wheel Public House, Gravesend, Albury, SG11 2LW (Pages 125 – 132).

Enforcement.

6. Items for Reporting and Noting (Pages 133 – 188).

(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’.

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.