



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 7 NOVEMBER 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.**

Would Members please note that Officers will
be conducting a training session in respect of
the NPPF and existing policies for Members of
the Committee prior to this meeting at 5.15 pm
in Room 27, Wallfields, Hertford.

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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 - 10 October 2012 (Pages 9 - 28).

To confirm the Minutes of the meeting of the Committee held on Wednesday 10 October 2012.

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

(A) 3/12/1150/FP - Demolition of garages and clearance of associated land, construction of affordable housing, 1x4 bed detached house, 4 x3 bed semi-detached houses and 3 x 2 bed bungalows on garage site to the rear of 17-28 Grass Warren, Tewin, Herts, AL6 0JJ for Riversmead Housing Association_(Pages 33 - 52).

Recommended for Approval.

(B) (a) 3/12/1075/FP-Renovation/extension of 4 existing dwellings,erection of 4 new dwellings,change of use,alterations/extensions to existing agricultural buildings to provide 7 dwellings,demolition of existing agricultural buildings,associated parking,landscaping/accessible parkland with nature area;and (b) 3/12/1076/LB-Change of use,renovation,extension of existing listed/curtilage listed building and demolition of existing listed/curtilage listed buildings at Home Farm,Moor Place,Much Hadham (Pages 53 - 82).

a) 3/12/1075/FP – Recommended for Refusal.

b) 3/12/1076/LB – Recommended for Approval.

(C) a) 3/12/1409/FP and b) 3/12/1410/LB - Change of use of 2 no. Class B1 office buildings to create 12 no. 1 and 2 bed residential dwellings at 6 and 7 Bluecoats Avenue, Hertford for Bluecoats Joint Venture (Pages 83 - 94).

c) 3/12/1409/FP – Recommended for Approval.

d) 3/12/1410/LB – Recommended for Approval.

(D) 3/12/1440/FP - New chapel/community facility including parking and change of use of land from agriculture to recreation land at Glebe Land, Acorn Street, Hunsdon, SG12 8PA for Hunsdon Parochial Church Council_(Pages 95 - 116).

Recommended for Refusal.

(E) a) 3/12/1325/FP - Erection of 5no. dwellinghouses, garages and change of use and alteration of workshop to form a single dwelling and demolition of a small store building, demolition of agricultural barns and alterations to access and landscaping works and b) 3/12/1324/LB - Change of use and alteration of barn to form a single residential dwellinghouse and demolition of small store and agricultural barns at Priory Farm, Hunsdon Road, Widford, SG12 8RA for Mrs SJ Richardson and Mr SC Findlay_(Pages 117 - 140).

e) 3/12/1325/FP – Recommended for Approval.

f) 3/12/1324/LB – Recommended for Approval.

(F) 3/12/1318/FP - Change of use of 2no. barns to workshops (B1(c) - Light Industrial) and extension to the southern barn at Warrengate Farm, Money Hole Lane, Tewin, AL6 0JD for Mr Howard Jones (Pages 141 - 152).

Recommended for Approval.

(G) a) 3/11/1093/FP - Alterations to agricultural building for use as an indoor cricket school and b) 3/11/1094/LB - Adaptation, alterations and extension of redundant agricultural buildings for use as an indoor cricket school at Tharbies Farm, Rook End, High Wych, CM21 0LL for Mr and Mrs B Humphrey_(Pages 153 - 192).

g) 3/11/1093/FP – Recommended for Approval.

h) 3/12/1094/LB – Recommended for Approval.

- (H) 3/12/1485/SV - Modify the S106 agreement attached to planning permission 3/06/0314/FP to remove the elderly persons age restriction (defined as being over 50 years of age) at Land at Stocking Hill Lane, Cottered for Darling Homes LLP_(Pages 193 - 204).

Recommended for Approval.

- (I) 3/12/1323/FP - Single and two storey front, side and rear extensions, raising of roof and construction of detached garage and carport following demolition of existing garage at The Slough, Slough Road, Allens Green, CM21 0LR for Mr and Mrs Holbrook_(Pages 205 - 212).

Recommended for Approval.

- (J) 3/12/1290/FP - Change of use from Blass B8 purposes to proposed 'physical activity and rehabilitation centre' at Part of ground floor, Unit 2, Crane Mead Business Park, Crane Mead, Ware, SG12 9PY for R Bird and Timber Connection Ltd_(Pages 213 - 220).

Recommended for Refusal.

- (K) E/12/0105/A - Unauthorised building operations to enclose an open ground floor area, the installation of windows and doors and the untidy condition of the land at Valleyfields, Westland Green, Little Hadham, SG11 2AE_(Pages 221 - 232).

Enforcement.

- (L) E/11/0137/B - Unauthorised use of barn for residential purposes at_Punchley, Levens Green, Ware, Herts, SG11 1HD (Pages 233 - 240).

Enforcement.

- (M) E/12/0257/A - Unauthorised removal of internal chimney breast in the kitchen and insertion of a rolled steel joist at 36 Ermine Street, Thundridge, Ware, Herts, SG12 0SY_(Pages 241 - 246).

Enforcement.

- (N) E/11/0392/A - Unauthorised change of use of land from agricultural grain store to commercial storage and distribution at Unit 8 Stocking Pelham Hall, Stocking Pelham, SG9 0HT_(Pages 247 - 252).

Enforcement.

- (O) E/11/0397/B - Deterioration of a grade II listed building and the need for urgent remedial works at Musley Hill Infants' School, Musley Hill, Ware, SG12 7NB_(Pages 253 - 260).

Enforcement.

- 6. Planning Appeal and Decision Making Performance: March - September 2012 (Pages 261 - 266).

- 7. Items for Reporting and Noting (Pages 267 - 294).

- (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.