



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 5 DECEMBER 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 - 7 November 2012 (Pages 7 - 34).

To confirm the Minutes of the meeting of the Committee held on Wednesday 7 November 2012.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 35 - 38).

(A) 3/12/1657/FP - Erection of 160 dwellings with associated garages, car parking, public open space, play areas, landscaping, reserve land for school expansion and new vehicular and pedestrian accesses; and the provision of allotments and the change of use of land for a cemetery with associated accesses, car parking and landscaping at Land North of Hare Street Road, Buntingford for Taylor Wimpey UK Ltd_(Pages 39 - 64).

Recommended for Refusal.

(B) a) 3/12/0977/FP - Erection of foodstore with associated car parking and landscaping and b) 3/12/0978/LC - the demolition of existing buildings at the Former Lancaster Garage Site, London Road, Bishop's Stortford, CM23 3BJ for Aldi Stores Ltd_(Pages 65 - 90).

Recommended for Approval.

(C) 3/12/1584/SV - Discharge of Section 106 obligation relating to Burrowfield, Lower Hatfield Road, Bayford, Hertford, Herts, SG13 8LA for Mrs D Cook_(Pages 91 - 98).

S106 – Recommended for Approval.

- (D) 3/12/1662/FO - Variation of condition 9 of planning permission ref. 3/10/0396/FP to allow 50% of the residential units to be occupied prior to the widening of the existing footway along Stansted Road at Former Waggon and Horses PH, 135 Stansted Road, Bishop's Stortford, Herts, CM23 2AL for McCarthy and Stone_(Pages 99 - 108).

Recommended for Approval.

- (E) 3/12/1551/FP - Change of use of land for the grazing of horses and the erection of three stables incorporating tack store and hay/ feed store on a concrete base at Land off Bourne Lane, Much Hadham, SG10 6ET for Mrs C Betts (Pages 109 - 122).

Recommended for Refusal.

- (F) 3/12/1463/FP - New sports hall with associated classrooms, changing rooms, fitness suite and storage space at Freman College, Bowling Green Lane, Buntingford, Herts SG9 9BT for Freman College (Pages 123 - 134).

Recommended for Approval.

- (G) 3/12/1395/FP - Change of use from public house with letting rooms to residential dwelling at Kick And Dicky, Wellpond Green, Standon, SG11 1NL for Mr Aspin_(Pages 135 - 144).

Recommended for Refusal.

- (H) 3/12/1518/SV - Modification of S106 in respect of 3/09/1061/FP to vary obligation (b) from intermediate housing to general needs affordable rental housing at Flat 14 Crouch Gardens, Buntingford, SG9 9FL for Riversmead Housing Association_(Pages 145 - 150).

S106 – Recommended for Approval.

- (I) E/12/0111/A - The unauthorised use of land for the storage of caravans and motorhomes at land adjacent to Primrose Cottage, High Wych Road, Sawbridgeworth, Herts, CM21 0HH_(Pages 151 - 158).

Enforcement.

- (J) E/12/0115/A - Deterioration of a Grade II listed building and the need for urgent remedial works at Foxdells Farm, Foxdells Lane, Bishop's Stortford, CM23 1JG_(Pages 159 - 166).

Enforcement.

- (K) E/12/0277/A - Demolition of original dwelling and unauthorised construction works at The Red Lodge, Pigs Green, Little Hadham, Herts, SG11 2AH_(Pages 167 - 176).

Enforcement.

6. Items for Reporting and Noting (Pages 177 - 226).

- (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.