



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 18 APRIL 2012
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor W Ashley (Chairman).

Councillors M Alexander, S Bull, A Burlton, Mrs R Cheswright, J Demonti, G Jones, G Lawrence, M Newman, S Rutland-Barsby (Vice-Chairman), J Taylor and B Wrangles.

Substitutes

Conservative Group: Councillors D Andrews, E Bedford and T Page.

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)

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Would Members please note that there will be a training session for Members commencing at 5.15 pm on the day of the Committee in Room 27, Wallfields, Hertford. This will cover the new National Planning Policy Framework

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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 (Pages 9 - 20).

To confirm the Minutes of the meeting of the Committee held on Wednesday 21 March 2011.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 21 - 24).

(A) 3/11/1615/FP - Change of use to horse grazing and fruit farm with new site entrance and parking including the erection of 4no. polytunnels, field shelter and shed at land at Farnham Road, Bishop's Stortford CM23 1JB for Ms L Lamprell_(Pages 25 - 36).

Recommended for Refusal.

(B) 3/12/0108/FP - 3 bedroomed detached dwelling at Ashendene Stud, White Stubbs Lane, Bayford, SG13 8PZ for Sally Fitzgerald. (Pages 37 - 44).

Recommended for Refusal.

(C) 3/11/2096/FP - Amendments to Plot 17 of planning permission reference 3/09/1370/FP; change to orientation of dwelling, changes to internal layout, cat slide roof to be replaced with gable, changes to fenestration and addition of slide down roof over porch at Land at Gravelly Lane, Braughing for Linden Homes Ltd_(Pages 45 - 52).

Recommended for Approval.

- (D) 3/12/0141/FP - Erection of vehicular and pedestrian gates, railings, fencing and CCTV and lighting columns to existing school and service entrances at St Elizabeth's School and Home, South End, Perry Green, Much Hadham, SG10 6EW for St Elizabeth's School and Home_(Pages 53 - 60).

Recommended for Approval.

- (E) 3/12/0245/FP - Proposed covered roof areas to existing children's play area and adjacent rabbit world area at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson_(Pages 61 - 66).

Recommended for Approval.

- (F) 3/11/1941/FP - Retention of extension to speedway museum and adjacent covered visitor picnic area at Paradise Wildlife Park, White Stubbs Lane, Bayford, Broxbourne, Herts, EN10 7QA for Mr Peter Sampson_(Pages 67 - 74).

Recommended for Approval.

- (G) 3/11/1863/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 75 - 84).

Recommended for Refusal.

- (H) 3/11/2191/FP - Erection of classroom block and link to Junior School, at Bishop's Stortford College, Maze Green Road, Bishop's Stortford, CM23 2PJ for Bishop's Stortford College_(Pages 85 - 96).

Recommended for Approval.

- (I) 3/11/2192/FP - New science classroom and entrance lobby extension to existing Junior School and additional parking at Bishop's Stortford College, Maze Green Road, Bishop's Stortford, CM23 2PJ for Bishop's Stortford College_(Pages 97 - 108).

Recommended for Approval.

- (J) 3/12/0152/FP - Replacement 6 bedroom dwelling at 2 Maple Avenue, Bishop's Stortford, CM23 2RR for Mr and Mrs J Sandford.
(Pages 109 - 120).

Recommended for Approval.

- (K) 3/12/0080/FP - Erection of single storey and two storey extensions to detached dwelling; erection of single storey extension to existing outbuilding; erection of detached double garage at 2, Long Lane, Aston, Stevenage, Hertfordshire, SG2 7HG for Mr and Mrs P and H Lovett_(Pages 121 - 130).

Recommended for Approval.

- (L) 3/12/0179/FP - Construction of self contained annexe at 6 Kingsmead Road, Bishop's Stortford for Mr R Malyon_(Pages 131 - 138).

Recommended for Approval.

- (M) a) 3/12/0070/FP and b) 3/12/0069/LB - Single storey rear orangery extension at Hoplands House, Green Tye, Much Hadham, SG10 6JP for Mr Donovan_(Pages 139 - 146).

Recommended for Refusal.

- (N) 3/12/0051/FP - Two storey side and single storey rear extensions at 3, Abbottsfield Cottages, Fanhams Hall Road, Wareside, SG12 7RY for Mr Mahmoud_(Pages 147 - 154).

Recommended for Approval.

- (O) 3/12/0178/FP - Proposed single storey side/rear extension at Applewood, 7 Ermine Street, Buntingford, SG9 9AZ for Mr R G Hilborn
(Pages 155 - 160).

Recommended for Approval.

- (P) 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 161 - 168).

Enforcement.

- (Q) E/12/0002/A - Unauthorised attachment and display of advertisements to a Grade II listed building at Prezzo, The George Hotel, 1 North Street, Bishop's Stortford, CM23 2LD_(Pages 169 - 174).

Enforcement.

6. Items for Reporting and Noting (Pages 175 - 184).

(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.