



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 6 FEBRUARY 2013
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).*

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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 – 9 January 2013

To confirm the Minutes of the meeting of the Committee held on Wednesday 9 January 2013 (Previously circulated as part of the Council Minute book for 30 January 2013).

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 7 – 10).

(A) 3/12/1934/OP – Retirement Community comprising of: Shared communal facilities including swimming pool, gymnasium, day centre, therapy rooms and restaurant located 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. Up to 144 C2 extra care/assisted living units. Public woodland recreation area and new access at Former brickfields, off Cole Green Way, Hertford for Mr L J Elmermann (Pages 11 – 30).

Recommended for Refusal.

(B) 3/12/1632/FO – Demolition of existing police station buildings and construction of 90 residential flats and 36 houses, 80 bed hotel, 60 bed nursing home, 2 retail units together with underground and off street parking (variation of approved conditions of consented application 3/09/1728/FP to allow amended layout) at Hertford Police Station, Ware Road, Hertford, SG13 7HD for Barratt Homes North London_(Pages 31 – 48).

Recommended for Approval.

- (C) 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 49 – 66).

Recommended for Refusal.

- (D) 3/12/1906/FO – Variation of condition 14 of planning permission 3/04/0082/FP to allow the removal of 12 wooden posts originally erected for landscaping purposes at Fusion Court, Broadmeads, Ware, SG12 9HS for Fusion Management Co (Ware) Ltd (Pages 67 – 72).

Recommended for Approval.

- (E) 3/12/1860/FP – Demolition of existing two garage blocks and erection of 2no. two bedroom houses together with private amenity space and car parking at Garage Site to the East of Firlands, Bishop's Stortford, CM23 3TA for South Anglia Housing_(Pages 73 – 88).

Recommended for Approval.

- (F) E/12/0094/B – Unauthorised engineering works to form a hard standing at Woodhill Farm, Stanstead Road, Great Amwell, SG12 9RN_(Pages 89 – 98).

Enforcement.

6. Items for Reporting and Noting (Pages 99 – 120).

- (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.