



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT CONTROL COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 MARCH 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.
Independent Group: Councillor E Buckmaster.

*(Note: Substitution arrangements must be notified by the absent Member
to Democratic Services 7 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 – 27 February 2013

To confirm the Minutes of the meeting of the Committee held on Wednesday 27 February 2013 (Previously circulated as part of the Council Minute book for 6 March 2013).

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

(A) 3/12/2138/FP – Erection of 58 no. dwellings with associated access, open space and landscaping, Land at, Bengo Nursery, Sacombe Road, Hertford, Herts, SG14 3HG for Bovis Homes Ltd (Pages 11 – 36).

Recommended for Refusal.

(B) 3/12/2154/FP – Redevelopment to form 52 sheltered apartments for the elderly including communal facilities (Category II type accommodation), Lodge Manager's accommodation, access, car parking, landscaping and provision of 432 square metres of commercial floorspace on the ground floor fronting South Street at 71-77, South Street, Bishop's Stortford, CM23 3AL for Churchill Retirement Living_(Pages 37 – 70).

Recommended for Approval.

- (C) 3/12/2122/FP – Change of Use of existing building from (Class B1) offices to (Class C2) care home and associated works including installation of new plant, landscaping and amended parking provision at Bentley House, Pegs Lane, Hertford, Hertfordshire SG13 8JE for Signature Senior Lifestyle_(Pages 71 – 92).

Recommended for Approval.

- (D) 3/13/0137/FP – Demolition of existing outbuildings and lean-to structures, and erection of new two storey 29 bedroom wing, together with internal and external alterations to existing building – amended scheme at Libury Hall, Great Munden, Ware, Hertfordshire, SG11 1JD FOR Angela Smith_(Pages 93 – 108).

Recommended for Approval.

- (E) (a) 3/12/2150/FP – Installation of air conditioning units, enclosed by a 2.5 metres high timber panel fence and refrigeration units enclosed by a 2 metre high close boarded timber panel fence; (b) 3/12/2151/AD – Replacement and installation of externally lit car park signage, installation of two externally illuminated fascia signs and one externally illuminated projecting sign; (c) 3/12/2152/FP – Installation of ATM unit; (d) 3/12/2153/FP – External alterations including raising the roof of the existing porch, construction of external staircase to first floor, infill existing doorway, new glazing to existing door opening and infill of windows on the approved extension at The Archers, Havers Lane, Bishops Stortford, CM23 3PD for Tesco Stores Ltd (Pages 109 – 132).

(A) 3/12/2150/FP – Recommended for Approval.

(B) 3/12/2151/AD – Recommended for Approval.

(C) 3/12/2152/FP – Recommended for Approval.

(D) 3/12/2153/FP – Recommended for Approval.

- (F) E/11/0176/B – Removal of hedge and shrub planting and change of use of amenity land to residential land at 9 Cublands, Hertford, SG13 7TS_(Pages 133 – 138).

Enforcement.

(G) E/11/0184/B – Unauthorised use of mobile home for residential purposes at Rye House Speedway Stadium, Rye Road, Hoddesdon, Herts, EN11 0EH_(Pages 139 – 146).

Enforcement.

6. Items for Reporting and Noting (Pages 147 – 174).

(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.