



**Jeff Hughes**  
*Head of Democratic and Legal  
Support Services*

**MEETING** : DEVELOPMENT CONTROL COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 22 MAY 2013  
**TIME** : 7.00 PM

**PLEASE NOTE TIME AND VENUE**

**MEMBERS OF THE COMMITTEE:**

To be confirmed at Annual Council on 15 May 2013.

**Substitutes**

To be confirmed at Annual Council on 15 May 2013.

*(Note: Substitution arrangements must be notified by the absent Member to Democratic Services 7 hours before the meeting)*

**CONTACT OFFICER: PETER MANNINGS**  
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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. Appointment of Vice Chairman

2. Apologies

To receive apologies for absence.

3. Chairman's Announcements

4. Declarations of Interest

5. Minutes – 20 March 2013

To confirm the Minutes of the meeting of the Committee held on Wednesday 20 March 2013 (Previously circulated as part of the Council Minute book for 15 May 2013).

6. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 9 – 12).

(A) 3/13/0118/OP – Outline application for approximately 100 houses. All matters reserved except for access at Land south of Hare Street Road, Buntingford for Wheatley Homes Ltd\_(Pages 13 – 48).

Recommended for Approval.

(B) 3/12/1417/RP – Residential development of 26 dwellings - approval of details in respect of appearance, scale and layout, following outline approval of LPA ref. 3/10/2040/OP at land off Longmead, Buntingford, SG9 9EF for Matthew Homes\_(Pages 49 – 66).

Recommended for Approval.

- (C) 3/12/2161/FP – Relocation of a existing all weather pitch to allow construction of a new 5 court sports facility with climbing wall, 4 changing rooms, fitness room, social space and various storage and meeting rooms at Hockerill Anglo European College, Dunmow Road, Bishop's Stortford, CM23 5HX for Hockerill Anglo European College (Pages 67 – 90).

Recommended for Approval.

- (D) 3/12/2153/FP – External alterations including raising the roof of the existing porch, 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 91 – 108).

Recommended for Approval.

- (E) a) 3/12/1955/FP and b) 3/12/1956/LB – Demolition of the existing outbuildings and renovation of the former Victorian School. Development of the former school playground and outdoor space for 5no 4 bed dwellings and 2no 2 bed flats at Musley Infant School, Musley Hill, Ware SG12 7NB for Musley Hill Development Ltd (Pages 109 – 128).

A) 3/12/1955/FP – Recommended for Approval.

B) 3/12/1956/LB – Recommended for Approval.

- (F) 3/13/0204/FP – Erection of 2 no. 4 bedroom detached dwellings with detached garages, associated parking and landscaping at Brickendon Grange Golf Club, Brickendon, Hertford, SG13 8PD for Brickendon Grange Ltd\_(Pages 129 – 146).

Recommended for Approval.

- (G) 3/13/0101/FP – Conversion of the former public house and the construction of a three storey side extension to form 3no. two bed apartments and office accommodation and construction of one detached and 4 semi detached three storey, three bedroom houses together with associated access, parking and landscaping at The Red Cow Public House and land to rear of 58 Dunmow Road, Bishop's Stortford CM23 5HL for Inkgate Ltd\_(Pages 147 – 164).

Recommended for Approval.

- (H) 3/13/0225/FP – First floor side and single storey rear/side extensions and conversion of garage into a habitable room (revisions to LPA reference 3/12/1233/FP) at High Oaks, Much Hadham, SG10 6DQ for Mr J Carey\_(Pages 165 – 172).

Recommended for Approval.

- (I) (a) 3/13/0239/AD and (b) 3/13/0240/LB – Proposed replacement illuminated shop sign and non-illuminated hanging sign at 17 Old Cross Hertford SG14 1RE for Mr M Tindale\_(Pages 173 – 180).

A) 3/13/0239/AD – Recommended for Refusal.

B) 3/13/0240/LB – Recommended for Refusal.

- (J) E/12/0096/B – Unauthorised use of outside seating area in rear garden of café/restaurant at 25a St Andrew Street, Hertford, Herts, SG14 1HZ\_(Pages 181 – 186).

Enforcement.

- (K) E/11/0177/B – Unauthorised works to a listed building at Rye Cottage, to rear of Rye House, Rye Road, Hoddesdon, Herts, EN11 0EJ (Pages 187 – 192).

Enforcement.

- (L) E/10/0356/B – Unauthorised storage containers and fencing at Land Adj 1 Buttermilk Hall Cottages, Baldock Road, Buntingford, SG9 9RH (Pages 193 – 198).

Enforcement.

- (M) E/11/0103/A – Unauthorised replacement of staircase and first floor wall at 97 High Street, Buntingford, Herts, SG9 9AE (Pages 199 – 204).

Enforcement.

- (N) E/11/0263/B – Unauthorised fence attached to listed building at The White House, 99 High Street, Watton-at-Stone, Herts, SG14 3SZ (Pages 205 – 210).

Enforcement.

- (O) E/13/0012/B – First floor windows inserted into flank elevation of property in breach of conditions at 7a Currie Street, Hertford, Herts, SG13 7DA\_(Pages 211 – 216).

Enforcement.

- (P) E/12/0296/B – Unauthorised advertisements at Ermine Court, Coronation Road, Ware, Herts, SG12 9BH\_(Pages 217 – 222).

Enforcement.

7. Bishop's Stortford North: Public Briefing (Pages 223 – 228).
8. Planning Appeal: Development Of 160 Houses Etc. On Land North Of Hare Street Road, Buntingford: LPA Ref: 3/12/1657/FP (Pages 229 – 260).
9. Legal Undertaking In Relation To Development At Goldings, Hertford (Ref 3/98/1849/FP) (Pages 261 – 284.)
10. Items for Reporting and Noting (Pages 285 – 370).
  - (A) Appeals against refusal of Planning Permission/ non-determination.
  - (B) Planning Appeals Lodged.
  - (C) Planning Appeals: Inquiry and Informal Hearing Dates – ‘To Follow’.
  - (D) Planning Statistics.
11. 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.