



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT (FORMERLY
CONTROL) COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 17 JULY 2013
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor Mrs R Cheswright (Chairman).
Councillors M Alexander, D Andrews, E Bedford, S Bull, A Burlton,
K Crofton, G Jones, P Moore, M Newman (Vice-Chairman), N Symonds
and G Williamson.

Substitutes:

Conservative Group: Councillors J Jones, G Lawrence, T Page and
K Warnell.
Liberal Democrat Group: Councillor M Wood.
Independent Group:

*(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 – 19 June 2013 (Pages 7 – 18).

To confirm the Minutes of the meeting of the Committee held on Wednesday 19 June 2013.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 19 – 22).

(A) 3/13/0737/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/FP at land off Longmead, Buntingford, SG9 9EF for Matthew Homes_(Pages 23 – 38).

Recommended for Approval.

(B) a) 3/13/0333/FP and b) 3/13/0334/LC – Demolition of the Roebuck Hotel and erection of 2no 3 bedroom houses, 8no 4 bedroom and 4no 5 bedroom houses together with associated access, car parking, landscaping and related work at The Roebuck Hotel, Baldock Street, Ware, SG12 9DR for One Property Group and Akerron Hotel Group Ltd_(Pages 39 – 62).

a) 3/13/0333/FP – Recommended for Approval.

b) 3/13/0334/LC – Recommended for Approval.

- (C) 3/13/0711/FO – Change of use of 2no. Class B1 office buildings to create 12no. 1 and 2 bed residential dwellings – variation of approved plans in respect of landscaping agreed under LPA reference 3/12/1409/FP at Buildings 6 and 7, Bluecoats Avenue, Hertford, Herts, SG14 1PU for Bluecoats Joint Venture_(Pages 63 – 82).

Recommended for Approval.

- (D) 3/12/0834/FO – Variation of Condition 26 of LPA ref. 3/03/2047/FP to allow the sports hall to be used for public and community use between the hours of 8am and 11pm Monday to Saturdays and 9am to 10pm on Sundays and Bank Holidays and for 24 hours use up to 10 times a year at St Mary's Catholic School, Windhill, Bishop's Stortford, Herts, CM23 2NQ for St Mary's Catholic School_(Pages 83 – 92).

Recommended for Approval.

- (E) (a) 3/13/0368/FP and (b) 3/13/0369/LC – Demolition of out buildings and covered yard adjoining the river, erection of a single house, alterations and extensions to convert former sorting office to 11 houses, refurbishment of office building, external works and appropriate hardscaping at Land to rear of 57 High Street, Ware, Hertfordshire, SG12 9AD for Keith Ashman, White Hart Developments (Pages 93 – 110).

a) 3/13/0368/FP – Recommended for Approval.

b) 3/13/0369/LC – Recommended for Approval.

- (F) 3/13/0343/SV – Modification of S106 agreement for 3/10/1522/FP to reduce the affordable housing provision from 23 units to 13 units on grounds of economic viability at Wallace Land, Buntingford Road, Puckeridge, SG11 1RT for Rialto Homes Ltd_(Pages 111 – 118).

Recommended for Approval.

- (G) 3/13/0616/FP – Two storey rear extension with balcony, first floor side extension with rooflights and conversion of loft space at Farthings, Station Road, Much Hadham, SG10 6AX for Mr F Higgs (Pages 119 – 128).

Recommended for Approval.

(H) 3/13/0631/FP – Proposed works comprising demolition of existing outbuilding and two storey rear extension at Garden Cottage, Church Lane, Hunsdon, SG12 8PP for Mr P Lavelle_(Pages 129 – 136).

Recommended for Approval.

(I) 3/13/0948/PO – Prior Notification of change of use from Class B1 (Office) to Class C3 (dwelling) at High Oak House, Collett Road, Ware, Herts, SG12 7LY – 'To Follow'.

6. Validation Requirements for Planning and Listed Building Consent Applications – Local List Consultation (Pages 137 – 160).

7. Items for Reporting and Noting (Pages 161 – 196).

(A) Appeals against refusal of Planning Permission/ non-determination.

(B) Planning Appeals Lodged.

(C) Planning Appeals: Inquiry and Informal Hearing Dates.

(D) Planning Statistics.

8. 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.