



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 5 FEBRUARY 2014
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 – 30 January 2014 - 'To Follow'

To confirm the Minutes of the meeting of the Committee held on Thursday 30 January 2014 – 'To Follow'.

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

(A) 3/13/1375/OP – Full permission for the erection of 180 homes, amenity land for community uses, the creation of one new access onto the A10 and closure of an existing access onto the A10 north of the site, creation of four new accesses onto Ermine Street and the upgrading of one access onto Ermine Street, and the provision of amenity space and associated infrastructure, and in outline with all matters reserved a 50-60 bed care home and sheltered accommodation at Land north of the Park Farm Industrial Estate and the Freman College, Ermine Street, Buntingford for Pigeon Land Ltd (Pages 13 – 66).

Recommended for Approval.

(B) 3/13/1762/FP – Redevelopment of site to provide a new college building and enabling residential development of 50 dwellings, car parking, associated access and landscaping including demolition of existing buildings at Hertford Regional College, Scotts Road, Ware, Herts, SG12 9JQ for Hertford Regional College and Charles Church (Pages 67 – 104).

Recommended for Approval.

- (C) 3/13/1273/FP – The demolition of block of flats 115-149 Tudor Way and the construction of 11 no. 3 storey, 3 bedroom terraced houses with associated rear parking and private amenity gardens and the erection of a further 24 affordable housing units comprising 9 no. 1 bedroom flats and 15 no. 2 bedroom flats on communal amenity land to rear of nos. 2 – 90 Hutton Close with a new highway access from Welwyn Road at Tudor Way and rear of Hutton Close, Hertford, SG14 2DH for Riversmead Housing Association_(Pages 105 – 128).

Recommended for Approval.

- (D) 3/13/1266/SV – Modify the s.52 (now known as section 106) agreement attached to planning permission 3/86/1939/OP to remove the 'elderly persons' age restriction at Land at Stocking Hill Lane, Cottered, SG9 9PY for Joseph Edis_(Pages 129 – 138).

Recommended for Approval.

- (E) a) 3/13/1936/FP, b) 3/13/1937/LB, c) 3/13/1939/LB, d) 3/13/1938/LB, e) 3/13/1987/AD, f) 3/13/1986/LB – Applications at 15 – 17 North Street, Bishop's Stortford for Cote Restaurants Ltd_(Pages 139 – 162).

- a) – Recommended for Approval.
- b) – Recommended for Approval.
- c) – Recommended for Approval.
- d) – Recommended for Approval.
- e) – Recommended for Refusal.
- f) – Recommended for Approval.

- (F) 3/13/1497/FP – Development of 85 no. residential apartments (Block 3) and (Block 4) in place of the Hotel and nursing home (approved under 3/12/1632/FO) with parking, access and all ancillary works at Hertford Police Station, Ware Road, Hertford, SG13 7HD for Barratt North London – 'To Follow'.

'Report To Follow'.

- (G) 3/13/1934/FP – Change of use of former chandlery and yard area to the operation of a street-sweeper hire business at Lee Valley Marina, South Street, Stanstead Abbots, SG12 8AL for Lesley Foreman (Pages 163 – 174).

Recommended for Approval.

- (H) 3/13/2107/FP – Change of use of buildings to dwellinghouse, link extensions to buildings and residential garden at Peartree Field Wood, Wyddial, SG9 0EL for Mr G Hodge_(Pages 175 – 188).

Recommended for Refusal.

- (I) 3/13/2056/FO – Variation of Condition 1 of planning permission 3/11/1225/FP) to extend the change of use of the former cattle barn for a further 2 year temporary period to a function room, with toilets, office and associated facilities in the adjacent pole barn at Tewin Bury Farm Hotel, Hertford Road, Tewin AL6 0JB for Mr V Williams. (Pages 189 – 200).

Recommended for Approval.

- (J) 3/13/1891/FP – Construction of detached dwelling and three bay garage at Newtons, Church Lane, Much Hadham, SG10 6DH for Mr G. Newton_(Pages 201 – 210).

Recommended for Refusal.

- (K) 3/13/2098/FP – Erection of one, three bedroom detached dwelling at Causeway House, 3 Church End, Braughing, SG11 2PZ for Mr M Roat (Pages 211 – 224).

Recommended for Approval.

- (L) E/14/0009/B – Breach of Condition 3 (restriction of use) of planning permission reference 3/06/0604/FP, following the provision of office accommodation within the upper floor of the detached garage at LongCroft, Monks Green Lane, Brickendon, Hertfordshire, SG13 8QL (Pages 225 – 234).

Enforcement.

- (M) E/12/0352/B – Unauthorised use of land for the parking of vehicles and HGV's at Bedwell Park Quarry, Bedwell Avenue, Essendon, AL9 6AA_(Pages 235 – 242).

Enforcement.

- (N) E/13/0064/B – Unauthorised fencing at Windyridge House, Bramfield Road, Hertford, Herts, SG14 2HZ_(Pages 243 – 248).

Enforcement.

- (O) E/11/0039/A – Unauthorised use of industrial unit for the delivery of hot food at Unit 4a Hadham Industrial Estate, Church End, Little Hadham, SG11 2DY_(Pages 249 – 260).

Enforcement.

- (P) E/13/0132/B - Unauthorised erection of brick wall, close boarded fence and electric gates at Willow House (formerly 'Glebe House'), Wood End, Ardeley, Herts, SG2 7AZ_(Pages 261 – 266).

Enforcement.

6. Items for Reporting and Noting (Pages 267 – 296).

(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.