



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 23 JULY 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, K Crofton, G Jones, J Jones, P Moore, M Newman (Vice-Chairman), P Ruffles, N Symonds and G Williamson.

Substitutes:

Conservative Group: Councillors S Bull, 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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Please note that Officers have arranged a training session prior to this meeting, this is for Members of the Development Management Committee but is also open to all Members. The training will cover Section 106 legislation and funding. The session will run from 5.15 pm to 6.15 pm in Room 27, Wallfields, Hertford.

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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 – 25 June 2014 (Pages 7 – 22).

To confirm the Minutes of the meeting of the Committee held on Wednesday 25 June 2014.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 23 – 26).

(A) 3/14/0590/FP – Demolition of existing buildings and redevelopment of the site to provide 107 residential units, 100 sqm of retail floorspace, provision of a link road between Mill Road and Mead Lane and passenger interchange, associated car parking, landscaping and ground works at Land junction of Mill Road/Mead Lane, Hertford for Redrow Homes Ltd and London Continental Railway_(Pages 27 – 64).

Recommended for Approval.

(B) 3/14/0607/FP - 2 and 3 storey hotel with restaurant, parking, replacement Herts CC Youth Connexions Centre, workshop and fenced recreational areas with revised access from Marsh Lane at land at the junction of Viaduct Road and Marsh Lane, Ware, Herts for Premier Inn Hotels Ltd_(Pages 65 – 86).

Recommended for Approval.

- (C) 3/14/0707/FP – Demolition of outbuildings 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, Herts, SG12 9AD for Keith Ashman, White Hart Developments_(Pages 87 – 114).

Recommended for Approval.

- (D) (a) 3/14/0694/FP and (b) 3/14/0695/LB – Change of use of Hamels Mansion, currently used as offices for the applicant's business, to 10 no. residential apartments and storage to the basement. New landscaping to reduce car parking, provision of amenity space to ground floor apartments and extension of existing bin store at Hamels Mansion, Hamels Park, Buntingford, SG9 9NA for Hubert C Leach Ltd (Pages 115 – 142).

- a) 3/14/0694/FP – Recommended for Approval.
b) 3/14/0695/LB – Recommended for Approval.

- (E) a) 3/14/0488/FP – Use of buildings for events and functions (including weddings and conferences), and ancillary guest accommodation (18 bedrooms), services and storage, parking and landscaping. External alterations and solar panels to buildings. Demolition of atcost building and stables; and b) 3/14/0489/LB - Internal and external alterations at Alswick Hall, Hare Street Road, Buntingford, SG9 0AA for Alswick Hall Barns Ltd_(Pages 143 – 162).

- c) 3/14/0488/FP – Recommended for Approval.
d) 3/14/0489/LB – Recommended for Approval.

- (F) 3/14/0608/FP – Extension to existing dwelling and sub division into 3 No. terraced houses (1 No. 3 bed and 2 No 2 bed), demolition of garage at 33, Cherry Gardens, Bishops Stortford, CM23 2AJ for Mr R Cartman_(Pages 163 – 174).

Recommended for Refusal.

- (G) 3/14/0979/FP – Conversion of existing garage to habitable room and pitched roofs to part front and rear elevations at 44 Barley Ponds Road, Ware SG12 7EZ for Mr and Mrs Lawrence_(Pages 175 – 180).

Recommended for Approval.

- (H) E/13/0349/B – Unauthorised engineering and other operations to create a hard surfaced roadway into the site at Land to the North of Holborn Farm, West End Road, Wormley West End, Herts, EN10 7QN (Pages 181 – 188).

Enforcement.

- (I) E/14/0055/A – Unauthorised access and hardstanding at Clapgate House, Clapgate, Albury, Ware, SG11 2JS_(Pages 189 – 194).

Enforcement.

- (J) E/14/0093/B – Material Change of Use of land to car wash business at Former Waters Garage, 3–9 North Road, Hertford, SG14 4LN (Pages 195 – 200).

Enforcement.

6. Items for Reporting and Noting (Pages 201 – 210).

- (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.