



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 12 NOVEMBER 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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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.)

Audio/Visual Recording of meetings

Everyone is welcome to record meetings of the Council and its Committees using whatever, non-disruptive, methods you think are suitable, which may include social media of any kind, such as tweeting, blogging or Facebook. However, oral reporting or commentary is prohibited. If you have any questions about this please contact Democratic Services (members of the press should contact the Press Office). Please note that the Chairman of the meeting has the discretion to halt any recording for a number of reasons, including disruption caused by the filming or the nature of the business being conducted. Anyone filming a meeting should focus only on those actively participating and be sensitive to the rights of minors, vulnerable adults and those members of the public who have not consented to being filmed.

AGENDA:

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

4. Minutes – 15 October 2014 (Pages 9 – 30).

To confirm the Minutes of the meeting of the Committee held on Wednesday 15 October 2014.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 31 – 34).

(A) 3/14/1448/FP – Outline application for approximately 60 houses. All matters reserved except for access at Land off Green End, Braughing for Gladman Developments. (Pages 35 – 68).

Recommended for Refusal.

(B) 3/14/1058/FP – Change of use of land from agriculture to mixed use for agriculture and use for the generation of renewable energy (solar) at Mill Farm, Mentley Lane, Great Munden, Ware, Hertfordshire, SG11 1JR for Stuart Bradshaw, Push Energy Ltd and Mr D Livings – 'To Follow'.

'To Follow'.

(C) 3/13/2223/FP – Demolition of The Bungalow, The Stables and Hazelwood Farm and the erection of 57 residential units together with access and associated ancillary works at High Road, rear of North Drive, High Cross, SG11 1AD for David Wilson Homes North London. (Pages 69 – 126).

Recommended for Approval.

- (D) 3/14/0817/FP – Demolition and removal of existing Allott House, Medical Centre, and other hard landscaping on the site, and the construction of 2no. boarding houses and 1no. day house; a mix of red brick and timber clad buildings, with pitched roof forms, new open green space and associated landscape, and replanting to the North Boundary of the site at Bishop's Stortford College, 10 Maze Green Road, Bishop's Stortford, CM23 2PJ for Bishop's Stortford College. (Pages 127 – 148).

Recommended for Approval.

- (E) 3/14/1408/FP – Demolition of the existing building and erection of a mixed use development comprising 101 residential (C3) apartments and employment (B1) space, along with associated highway and landscape works at Land at Crane Mead, Ware, SG12 9PT for Marks Mill LLP. (Pages 149 – 178).

Recommended for Approval.

- (F) 3/14/0209/FO – Variation of condition 19 (retail sales area) of LPA approval ref 3/10/0386/FP to allow up to 36% non-food sales (previously 30%) and variation of condition 43 (approved plans) to amend approved drawing A (00)70_04A, which relates to the nursery roof at Cintel site, Watton Road, Ware SG12 0AL for ASDA Stores Ltd. (Pages 179 – 198).

Recommended for Approval.

- (G) 3/14/1626/FO – Variation of Condition 3 (LPA ref 3/13/0922/FO) requiring the use of the Aisled Barn and the conservatory for wedding ceremonies and receptions to cease on or before 14 September 2014 - to allow the use to continue until 30/05/2017 at The Henry Moore Foundation, Dane Tree House, Perry Green, Much Hadham, SG10 6EE for The Trustees of The Henry Moore Foundation. (Pages 199 – 210).

Recommended for Approval.

- (H) 3/14/1269/FO – Variation of condition 2 (approved plans) of LPA reference 3/13/1936/FP to increase the size of the rear extension to the listed building at 15-17 North Street, Bishop's Stortford, CM23 2LD for Marshgate, Bishop's Stortford LLP. (Pages 211 – 218).

Recommended for Approval.

- (I) 3/14/1283/FP – Alteration of existing motor repair work shop including removal of rear projection and change of use to a 2 bed dwelling at land at Kenton House, Hare Street, SG9 0EA for Mr Madden. (Pages 219 – 228).

Recommended for Refusal.

- (J) a) 3/14/1381/FO – Variation of Condition 3 (restriction of use) of planning approval ref: 3/06/0604/FP to allow use of the first floor of the garage building as ancillary residential accommodation; and b) 3/14/1633/FO - Variation of Condition 3 (restriction of use) to enable the use of the first floor of the garage building to be used as an ancillary study/office area for the occupants of Long Croft, Monks Green Farm, Mangrove Lane, Brickendon for William Ashley and Partners. (Pages 229 – 242).

- a) 3/14/1381/FO – Recommended for Approval.
b) 3/14/1633/FO – Recommended for Approval.

- (K) E/14/0010/B – Erection of unauthorised rear extension at The Woodman PH, 30 Chapmore End, Ware, Herts, SG12 0HF. (Pages 243 – 248).

Enforcement.

- (L) E/13/0337/A – Derelict timber hoarding at Land adjacent Riverside Wharf, Station Road, Bishop's Stortford, Hertfordshire, CM23 3GN. (Pages 249 – 254).

Enforcement.

6. Coltsfoot Mead Wood – Provisional TPO (P/TPO) 587 (Pages 255 – 264).

Provisional Tree Preservation Order (P/TPO).

7. Items for Reporting and Noting (Pages 265 – 286).

(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’.

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.