



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 10 DECEMBER 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 – 12 November 2014 (Pages 9 – 40).

To confirm the Minutes of the meeting of the Committee held on Wednesday 12 November 2014.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 41 – 44).

(A) 3/14/1708/FP – Part demolition and refurbishment of existing garden centre with café extension; erection of foodstore (approx. 2,047 sqm net sales) with café and external seating, extended service road, new roundabout from Amwell Hill and other associated highways, servicing and landscaping works, Van Hages Garden Centre, Amwell Hill, Great Amwell, Ware, Hertfordshire, SG12 9RP for Van Hage Garden Company Ltd_(Pages 45 – 74).

Recommended for Refusal.

(B) 3/14/1717/FP – Demolition of former depot and development of mixed use scheme - Full permission for Phase 1 comprising 82no. dwellings with ancillary parking, public open space and landscaping; creation of new access from London Road at the former Sainsbury's Distribution Depot, London Road, Buntingford, SG9 9JR for Fairview New Homes (Pages 75 – 168).

Recommended for Approval.

- (C) 3/14/1766/FP – Demolition of the existing buildings and the creation of 49 no. two, three and four bedroom houses and apartments, plus associated roads, car parking and landscaping at Hertford Regional College, Scotts Road, Ware, Herts, SG12 9JQ for Charles Church (Pages 169 – 222).

Recommended for Refusal.

- (D) 3/14/1627/OP – Outline application for approximately 24 houses (40% affordable) and provision of public open space, landscaping and associated works. All matters reserved except for access at land east of Cambridge Road, Puckeridge for The Co-Operative Group. (Pages 223 – 252).

Recommended for Approval.

- (E) 3/14/0970/RP – Approval of reserved matters for layout, scale, appearance and landscaping following approval of 3/13/0118/OP for the erection of 105 dwellings, roads, sewers, garages, landscaping and ancillary works at Land south of Hare Street Road, Buntingford for Wheatley Homes Ltd_(Pages 253 – 274).

Recommended for Approval.

- (F) 3/14/1690/FO – Variation of condition 2 (Approved plans) of planning permission ref 3/13/0901/FP (Erection of two-storey central archive building on site of demolished buildings P8 and P10 adjacent to northern site boundary, with modifications to road layout to interior of site, landscaping, installation of proposed earth ducts and other works) for GlaxoSmithKline Services Ltd, Priory Street, Ware, SG12 0DJ (Pages 275 – 288).

Recommended for Approval.

- (G) 3/14/1569/FP – Demolition of existing buildings and the erection of a ground floor retail unit, 5 no. 2-bedroom and 5 no. 1-bedroom residential units with underground parking at 26 Ware Road, Hertford, SG13 7HH for Hertford Glass_(Pages 289 – 310).

Recommended for Approval.

- (H) 3/14/1785/FP – Demolition of all existing buildings and structures and erection of a single storey two bed dwelling with detached garage at The Kennels, Birch Farm, White Stubbs Lane, Broxbourne, EN10 7QA for Mr M Ferraro_(Pages 311 – 324).

Recommended for Approval.

- (I) 3/14/1584/FP – Temporary change of use for 2 years for a part residential and part 'Residential Therapeutic Community' (RTC) for young people (aged 16-25) with drug/alcohol problems and other associated addictive behavioural issues at 25 Castle Street, Hertford SG14 1HH for J Harris_(Pages 325 – 332).

Recommended for Approval.

- (J) 3/14/1860/FP – Re-siting of existing allotments (pursuant to Condition 4 of the granted appeal for 3/13/1000/FP) at Land North of Hare Street Road, Buntingford, Herts for Taylor Wimpey (North Thames). (Pages 333 – 344).

Recommended for Approval.

- (K) E/14/0205/A – Unauthorised change of use from dwellinghouse (Use Class C3) to medical supply company (Use Class B1/B8) at 19 Huntsman Close, Puckeridge, Ware, Hertfordshire, SG11 1US. (Pages 345 – 350).

Enforcement.

- (L) E/14/0300/B – Unauthorised balcony structure at 31 Cowbridge, Hertford, Hertfordshire, SG14 1PN_(Pages 351 – 356).

Enforcement.

- (M) E/14/0130/A – Unauthorised use of buildings for B2 (General Industry) purposes (Welding) at Little Samuels Farm, Widford Road, Hunsdon, Herts, SG12 8NN_(Pages 357 – 364).

Enforcement.

6. Items for Reporting and Noting (Pages 365 – 384).

(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.