



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 9 DECEMBER 2015
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor D Andrews (Chairman).

Councillors M Allen, K Brush, M Casey, M Freeman, J Jones, J Kaye, D Oldridge, T Page, P Ruffles and K Warnell, Vacancy.

Substitutes:

Conservative Group: Councillors S Bull, R Brunton, J Cartwright, B Deering, J Goodeve, and R Standley.

(Note: Substitution arrangements must be notified by the absent Member to the Committee Chairman or the Executive Member for Development Management and Council Support, who, in turn, will notify the Committee Service at least 7 hours before commencement of 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 – 11 November 2015 (Pages 7 – 14).

To confirm the Minutes of the meeting of the Committee held on Wednesday 11 November 2015.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 15 – 18).

(A) a) 3/15/0231/FUL – Conversion of existing Maltings buildings to comprise 16 dwellings. Demolition of existing 20C wing. Erection of 7 new dwellings together with associated access, car parking, landscaping and related works; and b) 3/15/0232/LBC - Change of use and alterations to existing Maltings buildings to create 16 no. dwellings and demolition of existing 20C wing at Brewery Yard, Watton Road, Ware, SG12 0AB for Brewery Yard Properties Ltd. (Pages 19 – 38).

a) 3/15/0231/FUL – Recommended for Approval.

b) 3/15/0232/LBC – Recommended for Approval.

(B) 3/15/0300/OUT – Hybrid planning application comprising demolition of former depot and development of Phases 1 - 4 of a mixed use scheme comprising 316 dwellings of mixed size and tenure with ancillary parking, public open space and landscaping including new access from London Road (Detailed Application) and 2ha. of land for employment purposes including development within B1(c)(light industry), B1 (a) (offices) and/or D1 (non-residential institution) (outline application with all matters reserved) and retention of club house and sports pitches at Former Sainsbury's Distribution Depot, London Road, Buntingford for Fairview New Homes. (Pages 39 – 130).

Recommended for Approval.

- (C) 3/15/1859/FUL – Demolition of building P5 and associated structures and erection of new manufacturing building and associated works at Glaxosmithkline Ltd, Priory Street, Ware, SG12 0DJ. (Pages 131 – 144).

Recommended for Approval.

- (D) 3/15/1490/FUL – Demolition and replacement of garage and store and erection of new stables, yard area and associated menage and lighting at The Grange, High Wych Road, High Wych, Sawbridgeworth, CM21 0JB for Mrs C Payne. (Pages 145 – 160).

Recommended for Approval.

- (E) 3/15/1724/FUL – Single storey extension to garage, amended single storey side extension and erection of entrance gates and piers at Westledon, Pigs Green, Westland Green, SG11 2AH for Mr G Best. (Pages 161 – 170).

Recommended for Approval.

- (F) E/14/0179/A – Unauthorised change of use of Turkey barn to class B8 (storage and distribution) use at Eastwick Hall farm, Eastwick, Harlow, CM20 2RA. (Pages 171 – 182).

Enforcement.

6. Items for Reporting and Noting (Pages 183 – 198).

- (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.