



**Jeff Hughes**  
*Head of Democratic and Legal  
Support Services*

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 25 FEBRUARY 2015  
**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).*

**Contact Officer: Peter Mannings**

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**Please note that there will be a briefing for  
the Development Management Committee  
in respect of Bishop's Stortford College in  
advance of this meeting, this briefing will  
be held in the Council Chamber, Wallfields,  
Hertford between 5.15 pm – 6 pm**

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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.)

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### **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 – 4 February 2015

To confirm the Minutes of the meeting of the Committee held on Wednesday 4 February 2015 (Previously circulated as part of the Council Minute book for 18 February 2015).

### 5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 7 – 10).

(A) 3/14/1827/FP – Erection of an Anaerobic Digester plant and associated silage compound at Clements Farm, Brickendon Lane, Brickendon, Hertford, Herts, SG13 8FG for R Bone (Pages 11 – 32).

Recommended for Approval.

(B) 3/14/1102/OP – Outline planning permission for the erection of 4 no 4 bedroomed dwellings at Ideal Farm, Braughing Friars for R Rafferty, 2 Agriculture Ltd (Pages 33 – 48).

Recommended for Refusal.

(C) a) 3/14/1841/FP – Mixed use development including the conversion of the former McMullens Brewery to 7 No. residential apartments and business and community units; and b) 3/14/1842/LB – Mixed use development including the conversion of the former McMullens Brewery to 7 No. residential apartments and business and community units at 26 Old Cross, Hertford, Herts, SG14 1RD for White Hart Developments (Pages 49 – 62).

a) 3/14/1841/FP – Recommended for Approval.

b) 3/14/1842/LB – Recommended for Approval.

- (D) 3/14/2301/FP – Demolition of the existing hotel buildings and redevelopment to provide a new care home with associated access, car parking, landscaping and related works at The Roebuck Hotel, Wadesmill Road, Ware, SG12 9DR for AKA Planning (Pages 63 – 78).

Recommended for Approval.

- (E) 3/14/1615/FP – Demolition of existing industrial units; Erection of 3no. 5 bedroom detached dwellings, 2 No. single storey (B1) office buildings, creation of associated parking areas and ancillary works at Former Helmer and Dyer Yard, High Wych Lane, High Wych, Sawbridgeworth, CM21 0JJ for Helmer and Dyer and Sons Ltd. (Pages 79 – 94).

Recommended for Refusal.

- (F) 3/14/1851/FP – Change of use of nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy with illumination at Tesco, 1 Bishop's Park Centre, Lancaster Way, Bishop's Stortford, CM23 4DA for Waves Consultancy Limited (Pages 95 – 104).

Recommended for Approval.

- (G) E/13/0321/B – The unauthorised use of part of the farmyard and part of building for car storage at East End Green Farm, East End Green, Hertford, Herts, SG14 2PD (Pages 105 – 110).

Enforcement.

6. Public Speaking Arrangements for the Special Development Management Committee Meeting dealing with applications 3/13/0886/OP AND 3/13/1501/OP – Land at Bishop's Stortford North (Pages 111 – 114).
7. Planning Appeal: 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, Herts, SG12 9PY – 'To Follow'

*'Report to Follow'.*

8. Items for Reporting and Noting (Pages 115 – 126).

(A) Planning Appeals: Inquiry and Informal Hearing Dates; and

(B) Enforcement Update.

9. 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.