



Jeff Hughes
*Head of Democratic and Legal
Support Services*

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 22 JULY 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,
A McNeece, D Oldridge, T Page, P Ruffles and K Warnell.

Substitutes:

Conservative Group: Councillors S Bull, J Cartwright and B Deering.

(Note: Substitution arrangements must be notified by the absent Member to Democratic Services 7 hours before the meeting).

CONTACT OFFICER: PETER MANNINGS
01279 502174.
peter.mannings@eastherts.gov.uk

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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 - 24 June 2015 (Pages 7 - 24)

To confirm the Minutes of the meeting of the Committee held on Wednesday 24 June 2015.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 25 - 28)

(A) 3/15/0149/FP - Part demolition and refurbishment of existing garden centre with café extension; erection of food store (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_(Pages 29 - 78)

For Members' consideration as outlined in the report.

(B) 3/14/0978/FP - Demolition of buildings and garage and the erection of 19no 1 bedroomed dwellings and 29no 2 bedroomed dwellings together with associated parking, access and landscaping at 110-114 South Street, Bishops Stortford, CM23 3BQ_(Pages 79 - 98)

Recommended for Approval.

(C) 3/15/0524/FP and 3/15/0525/LBC - Change of use of part of second floor to create 14no 1 bedroomed flats with mezzanine upper floor at Millers 3, Southmill Road, Bishop's Stortford CM23 3DH_(Pages 99 - 112)

Recommended for Approval.

- (D) 3/15/0964/FUL -Demolition of the existing buildings and redevelopment to provide a care home (Use Class C2), car parking, landscaping and other associated works at Leaside Depot, Ware, SG12 7QE for Goring Estates Ltd Leaside Depot, Widbury Hill, Ware, SG12 7QE_(Pages 113 - 128)

Recommended for Approval.

- (E) 3/15/0348/HH and 3/15/0492/LBC - Single storey rear extension with solar panels following demolition of existing boiler store. Alterations to fenestration and internal alterations at Thatched Cottage, Patmore Heath, Albury, SG11 2LX_(Pages 129 - 136)

Recommended for Approval.

- (F) 3/15/0960/HH - Demolition of outbuilding and construction of single storey side extension at Penrhyn, London Road, Spellbrook, Bishop's Stortford, CM23 4BA_(Pages 137 - 144)

Recommended for Approval.

- (G) 3/15/1133/HH - Removal of boundary fence and erection of 2m high brick wall. Erection of shed/summer house at 69 The Hyde, Ware, SG12 0ER69 The Hyde, Ware, SG12 0ER_(Pages 145 - 150)

Recommended for Approval.

- (H) 3/15/0766/HH - Single Storey Side Extension at 60 Queens Road, Hertford SG13 8BJ_(Pages 151 - 156)

Recommended for Approval.

- (I) 3/15/0908/HH -Proposed single storey extension on western side with extension to conservatory on southern elevation at 1 The Vineyard, St Leonards Road, Bengoe_(Pages 157 - 166)

Recommended for Approval.

(J) E/14/0294/A - Non-compliance with conditions 14 and 15 of planning permission ref: 3/11/2209/FP relating to the provision of landscaping Pentlows Farm, Braughing_(Pages 167 - 172)

6. Items for Reporting and Noting (Pages 173 - 174)

(A) Appeals against refusal of Planning Permission/ non-determination (To follow)

(B) Planning Appeals Lodged. (To follow)

(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.