



Mike Rowan
Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 JULY 2016
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor T Page (Chairman).

Councillors M Allen, D Andrews, R Brunton, M Casey, B Deering,
M Freeman (Vice-Chairman), J Goodeve, J Jones, J Kaye, R Standley and
K Warnell.

Substitutes:

Conservative Group: Councillors S Bull, R Henson, D Oldridge,
S Reed and P Ruffles.

(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 – 22 June 2016 (Pages 7 – 16).

To confirm the Minutes of the meeting of the Committee held on Wednesday 22 June 2016.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 17 – 20).

(A) 3/15/2254/FUL – Change of use of land from agriculture to mixed use for agriculture and use for the generation of renewable energy (Solar) at Land at Mill Farm, Mentley Lane, Great Munden for Mr S Bradshaw, Push Entergy Ltd. (Pages 21 – 44).

Recommended for Approval.

(B) 3/16/0689/FUL – Demolition of existing building and redevelopment of 10 affordable dwellings (3 x 1 bed flats, 7 x 2 bed flats), associated car parking and landscaping at 101–113 Gladstone Road, Ware, SG12 0AQ for Riversmead Housing Association. (Pages 45 – 60).

Recommended for Approval.

(C) 3/16/0959/REM – Reserved Matters approval for the erection of 25 Bungalows of 'Retirement Living' (Category II Sheltered Housing) and associated parking and landscaping at Land North of Park Farm Industrial Estate and The Freman College, Ermine Street, Buntingford for McCarthy and Stone. (Pages 61 – 78).

Recommended for Approval.

- (D) 3/16/0799/FUL – Installation of 1no metal shipping container for storage of hand tools at Southern Country Park, Lake View, Bishop's Stortford for East Herts District Council_(Pages 79 – 88).

Recommended for Approval.

- (E) 3/16/1165/HH – First Floor Rear Extension at 83 Hazeldell, Watton at Stone SG14 3SN for Mr and Mrs Aston_(Pages 89 – 96).

Recommended for Approval.

6. Proposed Use of Directions to Restrict Permitted Development Rights in Conservation Areas (Pages 97 – 116).

7. Items for Reporting and Noting (Pages 117 – 156).

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

(B) Planning Appeals Lodged.

(C) Planning Appeals: Inquiry and Informal Hearing Dates.

(D) Planning Statistics.

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.