



Kevin Williams
Interim Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 14 SEPTEMBER 2016
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE:

Councillor T Page (Chairman).

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

Substitutes:

Conservative Group: Councillors D Andrews, S Bull, S Cousins, 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 – 20 July 2016

To confirm the Minutes of the meeting of the Committee held on Wednesday 20 July 2016 (Previously circulated as part of the Council Minute book for Wednesday 27 July 2016).

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

(A) 3/16/1164/FUL – Erection of 1no 5 bedroomed dwelling, 5no 4 bedroomed dwellings, 5no 3 bedroomed dwellings, 5no 2 bedroomed dwellings and 2no 1 bedroomed dwellings. Widening of vehicular and pedestrian access from Hunsdon Road, landscaping, surface water drainage, and car parking at Land South Of Martlets, Hunsdon Road, Widford, SG12 8SE for Stonebond Properties Ltd_(Pages 11 – 36).

Recommended for Approval.

(B) 3/16/0404/FUL – Demolition of existing buildings and erection of a 'Retirement Living' block of 33 residential units (Category II sheltered housing) for the elderly with associated communal facilities, car parking and landscaping at Gates of Hertford, Gascoyne Way, Hertford, SG13 8EL for McCarthy and Stone Retirement Lifestyles Ltd (Pages 37 – 54).

Recommended for Refusal.

- (C) 3/16/1228/FUL – Demolition of existing building and erection of 6 storey residential development of 14 apartments, ground floor licensed cafe and basement parking at Elbert Wurlings, Pegs Lane, Hertford. SG13 8EG for Mr Eugene Flannery / T Shipton Investments Limited (Pages 55 – 78).

Recommended for Approval.

- (D) 3/16/1595/FUL – First floor extension to 11–21 Potter Street and alteration of shopfront to create 2no. separate units (including bringing forward shopfronts onto Potter Street). Replacement front entrance to Jackson Square Shopping Centre on Potter Street and alterations to the Potter Street frontage at 11-21 Potter Street, Jackson Square, Bishop's Stortford, CM23 3UN for Legal and General Assurance (Pensions Management) Ltd_(Pages 79 – 92).

Recommended for Approval.

- (E) 3/16/1067/FUL – Change of use from B8 (storage and distribution) to B2 (food production) with alterations and extension to the south west and south east elevations at Brake Bros Foodservice Ltd, Dunmow Road, Bishop's Stortford, CM23 5PA for Noble Foods Desserts Holdings Ltd_(Pages 93 – 106).

Recommended for Approval.

- (F) 3/15/0561/FUL – Part demolition of night club building (sui generis use) to facilitate the redevelopment with commercial/retail use on the ground floor and 10 residential units on three upper floors at 20 Amwell End, Ware for Amwell End Ltd, c/o Lanes New Homes, 2 Market Street, Ware SG14 1BD_(Pages 107 – 126).

Recommended for Approval.

- (G) 3/14/0209/FO – Variation of Section 106 Obligation at Asda, Watton Road, Ware for Asda_(Pages 127 – 134).

Recommended for Approval.

(H) 3/16/1562/HH – Two storey side extension at 1 Beechfield, Sawbridgeworth, CM21 9NG for Mrs L Page_(Pages 135 – 142).

Recommended for Approval.

6. Items for Reporting and Noting (Pages 143 – 220).

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

(B) Planning Appeals Lodged.

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

(D) Planning Statistics.

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.