



Alison Stuart  
Head of Legal and  
Democratic Services

**MEETING** : DEVELOPMENT MANAGEMENT COMMITTEE  
**VENUE** : COUNCIL CHAMBER, WALLFIELDS, HERTFORD  
**DATE** : WEDNESDAY 6 DECEMBER 2017  
**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, S Cousins,  
B Deering, M Freeman (Vice-Chairman), J Goodeve, J Jones, R Standley  
and K Warnell

### **Substitutes**

Conservative Group: Councillors P Ballam, P Boylan, S Bull,  
D Oldridge 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.)

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### **Public Attendance**

East Herts Council welcomes public attendance at its meetings and will provide a reasonable number of agendas for viewing at the meeting. Please note that there is seating for 27 members of the public and space for a further 30 standing in the Council Chamber on a “first come first served” basis. When the Council anticipates a large attendance, an additional 30 members of the public can be accommodated in Room 27 (standing room only), again on a “first come, first served” basis, to view the meeting via webcast.

If you think a meeting you plan to attend could be very busy, you can check if the extra space will be available by emailing [democraticservices@eastherts.gov.uk](mailto:democraticservices@eastherts.gov.uk) or calling the Council on 01279 655261 and asking to speak to Democratic Services.

### **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 - 8 November 2017 (Pages 7 - 14)

To confirm the Minutes of the meeting of the Committee held on Wednesday 8 November 2017.

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

(A) 3/17/1811/OUT - Land Off Luynes Rise, Buntingford - Outline application with all matters reserved, except for access, comprising: i. Up to 400 dwellings (C3). ii. 2.0 hectares of land for Use Class B1 employment (up to 9,000 sq metres). iii. Formal and informal open spaces including children's playspaces. iv. Structural landscaping and internal roads. v. Formation of a new junction on the A10. vi. Surface and foul water drainage infrastructure for Bovis Homes Ltd and Wattsdown Dev Ltd c/o agent\_(Pages 19 - 46)

Recommended for Refusal

(B) 3/17/2112/OUT - Erection of 35no. dwellings (outline application - all matters reserved) at Dolans Field, Land off Bromley Lane, Much Hadham for Chaldean Properties Ltd of The Old Grain Store, Bromley Lane, Much Hadham\_(Pages 47 - 70)

Recommended for Refusal.

- (C) 3/17/2349/FUL - Erection of a sports hall (1,049 square metres) to the north west of the school site with ancillary spaces and associated external works by Richard Hale School, Hale Road, Hertford, SG13 8EN\_(Pages 71 - 88)

Recommended for Approval

- (D) 3/17/1670/REM - Application for the discharge of reserved matters regarding details of the layout and landscaping of Hazel Rise Park (3/13/0886/OP conditions 1 &12) for Countryside Properties Ltd (Pages 89 - 98)

Recommended for Approval

- (E) 3/17/1716/REM - Land Between Hazelend Road And Farnham Road Bishop's Stortford, Hertfordshire, CM23 1JJ - Reserved matters relating to Phase B housing development for 128 dwellings, including details of access, landscaping, parking provision and 33 affordable units pursuant to Conditions 1, 2, 4 (a), (b), (c), (d), (e), (f), (g), (h), 5, 8, 10, 11, 12 and 24 of outline planning permission 3/13/0886/OP, as amended by letter received on 09 November 2017 for Countryside Properties Ltd\_(Pages 99 - 126)

Recommended for Approval

- (F) 3/17/0411/HH - Butlers Hall, Butlers Hall Lane, Thorley, Bishops Stortford, CM23 4BL - Proposed first floor rear extension. Demolition of ancillary barn and proposed single storey side / rear extension on same footprint of former barn for Mr M Sharman\_(Pages 127 - 136)

Recommended for Refusal

6. Items for Reporting and Noting (Pages 137 - 158)

- (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.