



Kevin Williams
Interim Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 8 FEBRUARY 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, B Deering,
M Freeman (Vice-Chairman), J Goodeve, J Jones, D Oldridge, R Standley
and K Warnell

Substitutes

Conservative Group: Councillors S Bull, S Cousins, J Kaye, 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.)

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 committee.services@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 – 11 January 2017 (Pages 7 – 24)

To confirm the Minutes of the meeting of the Committee held on Wednesday 11 January 2017.

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

(A) 3/15/2081/OUT – Outline planning for up to 160 dwellings with all matters reserved except access at Land to north of Standon Hill, Puckeridge for Mr J Bond_(Pages 29 – 90)

Recommended for Approval.

(B) 3/16/1877/OUT – Erection of Low Carbon Continuing Care Retirement Community comprising of: 80 Bed Care Home and up to 96 Class C2 Flexi Care / Assisted Living Units. Shared Communal Facilities including Swimming Pool, Gymnasium, Day Centre, Therapy Rooms, Restaurant, Store/Post Office, and Public Woodland Walking Areas. All matters reserved at Former Brickfields, Off Cole Green Way, Hertingfordbury for Woodlands Retirement Village Ltd (Pages 91 – 118)

Determination of Council's position in relation to an appeal.

(C) a) 3/16/2151/FUL and b) 3/16/2152/LBC – Conversion of existing Maltings building to 12 residential units with associated off-street parking at Central Maltings, 14 New Road, Ware, SG12 7BS for Mr M Warner_(Pages 119 – 136)

- a) Recommended for Approval.
- b) Recommended for Approval.

(D) 3/16/2114/HH – Subterranean extension to form basement swimming pool and parking area at Rowneybury, Harlow Road, Sawbridgeworth, CM21 0AJ for Mr Johnson_(Pages 137 – 148)

Recommended for Refusal.

6. Items for Reporting and Noting (Pages 149 – 150)

(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.