



Alison Stuart
Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 31 JANUARY 2018
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor T Page (Chairman)
Councillors M Allen, D Andrews, P Ballam, R Brunton, M Casey,
B Deering, M Freeman (Vice-Chairman), J Goodeve, J Jones, R Standley
and K Warnell

Substitutes

Conservative Group: Councillors P Boylan, S Bull, S Cousins,
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.)

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 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 - 6 December 2017 (Pages 9 - 20)

To confirm the Minutes of the meeting of the Committee held on Wednesday 6 December 2017.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 21 - 26)

(A) 3/17/1558/REM - Reserved Matters for 3/14/2200/OP for the approval of Appearance, Landscaping, Layout and Scale in respect of the erection of 85No dwellings Land South of Froghall Lane, Walkern, Hertfordshire for Mears New Homes LTD and Aldwick Housing Group Ltd_(Pages 27 - 84)

Recommended for Approval

(B) 3/17/1749/REM - Reserved Matters for 3/14/2200/OP for the approval of Appearance, Landscaping, Layout and Scale in respect of the erection of 85No dwellings Land South of Froghall Lane for Mears New Homes LTD and Aldwick Housing Group Ltd (Pages 85 - 130)

Recommended for Approval

- (C) 3/17/2216/OUT - Outline application for 27 no. dwellings at Land west of High Road, High Cross for Caddick or c/o agent (Pages 131 - 152)

Recommended for Approval

- (D) 3/17/2052/FUL - Demolition of existing buildings and erection of a part four, part five storey building comprising seven commercial units (one double) in a mix of A1(retail), A3 (restaurants/café) and (A5) hot food takeaway uses and 32 residential units, together with associated access parking and landscaping at 4-18 Amwell End, Ware for Omega Land Holdings_(Pages 153 - 174)

Recommended for Approval.

- (E) 3/17/2655/FUL - Demolition of existing property and erection of a 3 storey building comprising 14 no. residential units (14 x 2 bed) (Use Class C3) above retail use at ground floor (Use Class A1) measuring 396m² (GIA), along with associated landscaping and provision of 31 no. car and 18 cycle spaces at The Bridge House, North Road, Hertford for Mr Ross Smith_(Pages 175 - 208)

Recommended for Refusal

- (F) 3/17/2030/REM - Approval of Reserved Matters following outline approval 3/14/2023/OP in respect of access, appearance, landscaping, layout and scale for the erection of 13 dwellings - Land South of Tanners Way for Thomas Sinden Developments Ltd. (Pages 209 - 234)

Recommended for Approval

- (G) 3/17/0975/OUT - Outline planning for the erection of up to 18 dwellings, all matters reserved apart from access at Land on the Eastern side of Albury Road, Little Hadham for John Ruane (Pages 235 - 252)

Recommended for Refusal

- (H) 3/17/2502/FUL - Change of use from golf course to golf course with 26 leisure lodges (part retrospective) at Great Hadham Golf and Country Club Great Hadham Road Much Hadham SG10 6JE for Arcadia Estates Limited_(Pages 253 - 268)

Recommended for Refusal.

- (I) 3/17/1787/VAR - Variation of condition 2 (approved drawings) of 3/14/1583/FP for a residential development of 22 houses to allow an adjustment to the western boundary and changes to the front elevation at Plot 12, Hoggates End, Dane O'Coys Road, Bishop's Stortford, CM23 2JH for Grange Builders_(Pages 269 - 276)

Recommended for Approval

- (J) 3/17/2197/VAR - Variation of condition no. 2 (approved plans) of planning permission 3/16/0115/FUL - Erection of 57 units of Assisted Living Extra Care (Use Class C2) accommodation for the frail elderly and 24 units of Retirement Living' Sheltered Accommodation including communal facilities and car parking. (Maintaining the design, scale and massing of the approved building) at Sovereign House, Hale Road, Hertford for Yourlife Management Services Ltd_(Pages 277 - 294)

Recommended for Approval

6. Confirmation of Tree Preservation Order No.2 2017 P/TPO 608 At 47 Queens Road, Hertford, Herts, SG13 8BB (Pages 295 - 304)

Confirmation of Tree Preservation Order

7. Public Speaking Arrangements for the Development Management Committee Meeting dealing with Application 3/17/2588/Out - Land at Bishop's Stortford Railway Station (Pages 305 - 310)
8. Items for Reporting and Noting - November and December 2017 (Pages 311 - 368)

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

(B) Planning Appeals Lodged.

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

(D) Planning Statistics.

9. 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.