



Alison Stuart
Head of Legal and
Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 17 JULY 2019
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

MEMBERS OF THE COMMITTEE

Councillor T Page (Chairman)

Councillors D Andrews, T Beckett, R Buckmaster, B Crystall, B Deering (Vice-Chairman), R Fernando, J Jones, I Kemp, C Redfern, P Ruffles and T Stowe

Substitutes

Conservative Group: Councillors S Bull, A Huggins and J Kaye

Green/Labour: Councillors M Brady and J Frecknall

(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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AGENDA

1. Apologies

To receive apologies for absence.

2. Chairman's Announcements

3. Declarations of Interest

To receive any Members' declarations of interest.

4. Minutes - 19 June 2019 (Pages 9 - 16)

To confirm the Minutes of the meeting of the Committee held on Wednesday 19 June 2019.

5. Planning Applications and Unauthorised Development for Consideration by the Committee (Pages 17 - 22)

(A) 3/18/1213/FUL - Demolition of existing commercial building and erection of replacement building for class B1, B2, and B8 uses and ancillary vehicle sales at Units C, D and E, Raynham Road, Bishops Stortford_(Pages 23 - 40)

Recommended for Approval.

- (B) 3/18/1961/FUL - Construction of a Two storey Primary School building (2FE) and associated facilities for up to 420 pupils. Associated landscaping works, widened access road and increase car parking spaces to 48. New external hard and soft play areas with fencing. Demolition of existing school building at St Josephs Roman Catholic Primary School, Great Hadham Road, Bishops Stortford_(Pages 41 - 64)

Recommended for Approval.

- (C) 3/19/0308/FUL - Demolition of existing buildings and creation of 45 dwellings, comprising 28nos. 2 bedroom apartments, 13nos. 2 bedroom houses and 4nos. three bedroom houses, associated roads, car and cycle parking and landscaping, plus vehicle access from Ware Road and a new area of public open space off Hamels Drive at 306-310 Ware Road, Hertford_(Pages 65 - 96)

Recommended for Approval.

- (D) 3/18/2465/OUT - Hybrid planning application comprising: Full planning permission for 375 residential dwellings (comprising 29 houses and 5 apartment buildings for 346 apartments), 420 sqm for a gymnasium (Class D2 floorspace), 70 sqm of residents co-working floorspace, car and cycle parking, access, open space, landscaping and associated works, improvements to Marshgate Drive and creation of a Spine Road in the Northern Sector; and Outline planning permission for the construction of 2,220 square metres of employment floorspace (Use Class B1c), car parking, landscaping and associated works (all matters reserved except access) at (HERT2) Land East Of Marshgate Drive, Hertford (Pages 97 - 150)

Recommended for Refusal.

- (E) 3/19/1039/HH and 3/19/1040/LBC - Single storey rear extension to partially infill the courtyard, and levelling of a large lawn by use of retaining walls at The Gables, 19 Green End, Braughing
(Pages 151 - 160)

3/19/1039/HH – Recommended for Approval

3/19/1040/LBC – Recommended for Approval

- (F) 3/18/1228/FUL - Erection of 8no. dwellings, new access and landscaping at Land West of Hoddesdon Road, St Margaretsbury, Stanstead Abbots_(Pages 161 - 184)

Recommended for Approval.

6. Items for Reporting and Noting (Pages 185 - 186)

(A) 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.