



James Ellis
Head of Legal and Democratic Services

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 20 SEPTEMBER 2023
TIME : 7.00 PM

PLEASE NOTE TIME AND VENUE

This meeting will be live streamed on the Council's Youtube page:
<https://www.youtube.com/user/EastHertsDistrict>

MEMBERS OF THE COMMITTEE

Councillor Y Estop (Chairman)

Councillors R Buckmaster, V Burt, R Carter, S Copley, I Devonshire,
J Dunlop, G Hill, A Holt, S Marlow, T Stowe and S Watson
(Vice-Chairman)

Substitutes

Conservative Group: Councillors S Bull and T Deffley
Green: Councillors M Connolly and V Smith
Liberal Democrat: Councillor M Adams

(Note: Substitution arrangements must be notified by the absent Member to the Committee Chairman or the Executive Member for Planning and Growth, who, in turn, will notify the Committee service at least 7 hours before commencement of the meeting.)

CONTACT OFFICER: PETER MANNINGS
01279 502174
PETER.MANNINGS@EASTHERTS.GOV.UK

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Disclosable Pecuniary Interests

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.

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Visit <https://www.eastherts.gov.uk/article/35542/Political-Structure> for details.

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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 July 2023 (Pages 6 - 16)

To confirm the Minutes of the meeting of the Committee held on Wednesday 19 July 2023.

5. Planning Applications for Consideration by the Committee (Pages 17 - 20)

(A) 3/21/1756/FUL - Demolition of all existing buildings. Erection of a Class E retail food store, with associated car parking, reconfigured site access, servicing, landscaping, swale, and installation of plant equipment at Gates of Stortford, 295-297 Stansted Road, Bishop's Stortford, CM23 2BT_(Pages 21 - 147)

Recommended for Approval

(B) 3/23/0775/FUL - Change of use of land to residential curtilage and erection of a 1.8 metre height fence (set in by 1.5 metre) and with managed peripheral landscaping at Land to the Rear Of 74, 75 And 76 Magnaville Road, Bishop's Stortford, Hertfordshire, CM23 4DW (Pages 148 - 162)

Recommended for Refusal

- (C) 3/23/0440/FUL - Reconfiguration of ground floor to provide 1 Class E (Commercial, Business and Service Uses) unit, change of use of first floor from Class E use to 8 studios and 1 one bedroom and 1 two bedroom self-contained flats, and associated external alterations, Creation of an additional second floor to create 2 studios, 6 one bedroom and 1 two bedroom self-contained flats, reconfiguration of car parking and provision of cycle parking, and other ancillary works at 55 - 61 South Street and 2-4 Station Road, Bishop's Stortford, CM23 3AL_(Pages 163 - 201)

Recommended for Approval

6. Items for Reporting and Noting (Pages 202 - 306)

- (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.