



James Ellis
Director for Legal, Policy and
Governance

MEETING : DEVELOPMENT MANAGEMENT COMMITTEE
VENUE : COUNCIL CHAMBER, WALLFIELDS, HERTFORD
DATE : WEDNESDAY 15 OCTOBER 2025
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 S Watson (Chair)
Councillors R Buckmaster, V Burt, S Copley, I Devonshire, J Dunlop,
Y Estop, G Hill, S Marlow, T Smith, T Stowe and J Thomas (Vice-Chair)

Substitutes

Conservative Group:	Councillors S Bull and T Deffley
Green Group:	Councillors M Connolly and V Smith
Labour Group:	Councillor C Redfern
Liberal Democrat Group:	Councillor M Adams
Reform UK:	Councillor G McAndrew

(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.)

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Disclosable Pecuniary Interests

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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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vulnerable adults and those members of the public who have not consented to being filmed.

AGENDA

1. Apologies

To receive apologies for absence.

2. Chair's Announcements

3. Declarations of Interest

To receive any Members' declarations of interest.

4. Minutes - 13 August 2025 (Pages 6 - 22)

To confirm the Minutes of the meeting of the Committee held on Wednesday 13 August 2025.

5. Planning Applications for Consideration by the Committee (Pages 23 - 25)

(A) 3/24/1275/FUL - Construction and operation of a circa 24MW (AC) solar farm development with a (Battery Energy Storage System) BESS, and associated infrastructure at Land to the West of Ware, Ware Park Farm, Ware, Hertfordshire, SG12 0DU_(Pages 26 - 71)

Recommended for Approval.

(B) 3/24/1707/FUL - Construction of a building comprising commercial floorspace (Use Class E) and hotel accommodation (Use Class C1), improvements to the Bishop's Stortford transport interchange, and associated landscaping at Goods Yard, Station Road, Bishop's Stortford, Hertfordshire, CM23 3BL_(Pages 72 - 120)

Recommended for Approval

6. 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.

