

To:	David Andrews (Chairman)	Graham McAndrew
	Chris Kennedy (Vice Chairman)	Gordon Nicholson
	John Bevan	Paul Osborn
	David Gardner	Mary Sartin
	Calvin Horner	John Wyllie
	Heather Johnson	

A meeting of the **REGENERATION AND PLANNING COMMITTEE** (Quorum – 3) will be held at Myddelton House on:

**THURSDAY, 23 MARCH 2023 AT 10.30**

at which the following business will be transacted:

### **AGENDA**

#### **Part I**

- 1 To receive apologies for absence.
- 2 DECLARATION OF INTERESTS
- 3 MINUTES OF LAST MEETING
- 4 PUBLIC SPEAKING
- 5 STANSTEAD ABBOTTS AND ST MARGARETS DRAFT NEIGHBOURHOOD PLAN 2017-2033 REGULATION 14 CONSULTATION
- 6 PLANNING CONSULTATION BY EAST HERTS DISTRICT COUNCIL  
HYBRID PLANNING APPLICATION COMPRISING:  
A) OUTLINE APPROVAL FOR A RESIDENTIAL LED MIXED USE DEVELOPMENT FOR UP TO 1800 NEW MARKET AND AFFORDABLE HOMES, INCLUDING SELF-BUILD/CUSTOM BUILD HOMES AND AROUND 3HA OF NEW EMPLOYMENT PROVISION, MIXED USE LOCAL NEIGHBOURHOOD CENTRES, NEW RETAIL, BUSINESS, COMMERCIAL AND COMMUNITY USES, NEW AND EXPANDED PRIMARY SCHOOLS, NEW PUBLIC OPEN SPACE AND OUTDOOR SPORTS FACILITIES, INCLUDING AN ALL WEATHER 3G SPORTS PITCH, THE PROVISION OF PLOTS FOR TRAVELLING SHOW PEOPLE, NEW ECOLOGICAL AREAS, ALLOTMENTS, WOODLANDS AND OTHER PUBLIC AREAS, NEW PEDESTRIAN, CYCLE AND VEHICULAR ACCESSSES AND MOVEMENT NETWORKS WITHIN THE SITE, ASSOCIATED DRAINAGE AND SUD'S INFRASTRUCTURE, UTILITIES, ENERGY AND WASTE FACILITIES. ALL MATTERS RESERVED FOR LATER APPROVAL, APART FROM WORKS IN CONNECTION WITH THE ASSOCIATED PRIMARY AND SECONDARY ACCESS JUNCTIONS AT THE A10/A117/MOLES FARM INTERCHANGE AND THE ACCESS JUNCTION AT THE B1004 AT WIDBURY HILL AND AT FANHAMS HALL ROAD.  
B) FULL PLANNING APPROVAL FOR INTERNAL HIGHWAYS WORKS RELATING TO THE CONSTRUCTION OF STAGES 1A AND 1B OF THE SUSTAINABLE TRANSPORT CORRIDOR LINKING THE A10/A1170 TO THE B1004, VIA THE NEW ACCESS JUNCTIONS, AS DEFINED ON THE MOVEMENT AND ACCESS PARAMETER PLAN AND THE DETAILED ACCESS PLANS. REF: 3/22/2406/FUL.  
LAND NORTH AND EAST OF WARE (WARE2), WARE, HERTFORDSHIRE.

Presented by the Head of Planning

- 7 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.
- 8 Consider passing a resolution based on the principles of Section 100A(4) of the Local Government Act 1972, excluding the public and press from the meeting for the items of business listed on Part II of the Agenda, on the grounds that they involve the likely disclosure of exempt information as defined in those sections of Part I of Schedule 12A of the Act specified beneath each item.

**AGENDA**  
**Part II**  
**(Exempt Items)**

- 9 Such other business as in the opinion of the Chairman of the meeting is of sufficient urgency by reason of special circumstances to warrant consideration.

15 March 2023

Shaun Dawson  
Chief Executive