

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

**LICENSING AND APPEALS COMMITTEE**

**Minutes of a meeting held in the Council Offices, Gernon Road, Letchworth Garden City  
on 5 December 2005 at 6.00p.m.**

**MINUTES**

**PRESENT:** *Councillors: J Cunningham, S. Bloxham, J Kirby, M.R.M. Muir and M.E. Weeks.*

**IN ATTENDANCE:** *Principal Planning Officer, Senior Planning Officer and Committee and Member Services Officer.*

**ALSO PRESENT:** Councillor D.J. Barnard, Chairman of Southern Rural Area Committee representing the Southern Rural Area Committee.

**1. APPOINTMENT OF CHAIRMAN**

It was proposed by Councillor M.E. Weeks, seconded by Councillor S. Bloxham and **RESOLVED** that Councillor J. Cunningham be appointed as Chairman for the duration of the meeting.

**2. PROCEDURE**

The Chairman ascertained that all parties present were satisfied to adhere to the suggested procedure as circulated with the agenda for the meeting.

**3. ITEM REFERRED BY THE SOUTHERN RURAL AREA COMMITTEE 17 NOVEMBER 2005 – 05/01453/1, LAND AT MEADOW CROFT, MANGROVE ROAD, COCKERNHOE, LU2 8QD. Outline application: One dwelling with detached double garage (design, external appearance and landscaping reserved).**

In accordance with the agreed procedure, the Chairman established that the following people were appearing before the Licensing and Appeals Committee:

Applicant:	Mr and Mrs Gallager
In support of Application:	Councillor D.J. Barnard (Southern Rural Area Committee representative), Mr Wright and Mr Harris
Against the Application:	Mr Lawrence, Mr Chapman and Mr Bunker
Officers:	Mr Tom Rea, Senior Planning Officer and Mr Graham Haerle, Principal Planning Officer.

The Licensing and Appeals Committee received a report of the Head of Planning and Building Control which clarified that in accordance with its Terms of Reference, the Southern Rural Area Committee had referred the above application to the Licensing and Appeals Committee for determination. At its meeting held on 17 November 2005 (minute number 104 refers) the Area Committee had concluded that permission be granted against the Officer's recommendation. They had considered that there was sufficient justification for an exception to be made to the relevant planning policies.

In accordance with the agreed procedure, the Senior Planning Officer presented his case. The Senior Planning Officer requested that additional material be taken into consideration when reaching a decision. The Chairman agreed to accept the additional material and copies were circulated to all of those present.

The Chairman, Members of the Committee and the Southern Rural Area Committee representative then put questions to the Senior Planning Officer on the points raised in the report.

The Applicants stated that they had nothing further to add to the report and declined to speak in support of the application.

The representative from the Southern Rural Area Committee then gave the views of the committee on why the application should be granted. Members of the Licensing and Appeals Committee asked him questions on the points raised.

The Chairman invited the objectors to put their case against the application and Mr Lawrence, Mr Chapman and Mr Bunker made brief statements detailing their objections to the granting of the application.

The Chairman invited the Applicants' supporters to put their case in support of the application and Mr Wright and Harris both made brief statements detailing their support of the granting of the application.

The Chairman then gave the Officer, the Applicant and the Area Committee representative the opportunity to make a final statement in support of their views.

Members of the Licensing and Appeals Committee gave their views and decision regarding the application.

That in the case of planning application number 05/01453/1, it was **RESOLVED** that planning permission be **REFUSED** as per the report.

The meeting closed at 7.30 p.m.

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Chairman