

# Public Document Pack

## NORTH HERTFORDSHIRE DISTRICT COUNCIL

### PLANNING CONTROL COMMITTEE

THURSDAY, 13TH FEBRUARY, 2020

### SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

<b>Agenda No</b>	<b>Item</b>
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|----|--|
| 2. | <b><u>MINUTES - 23 JANUARY 2020</u></b> (Pages 3 - 16) |
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To take as read and approve as a true record the minutes of the meeting of the Committee held on the 23 January 2020.

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# Agenda Item 2

## NORTH HERTFORDSHIRE DISTRICT COUNCIL

### PLANNING CONTROL COMMITTEE

MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES,  
GERNON ROAD, LETCHWORTH GARDEN CITY  
ON THURSDAY, 23RD JANUARY, 2020 AT 7.30 PM

#### MINUTES

**Present:** *Councillors: Terry Tyler (Chair), Councillor Daniel Allen (Vice-Chair), Ruth Brown, Val Bryant, Morgan Derbyshire, Mike Hughson, Tony Hunter, David Levett, Ian Mantle, Ian Moody, Michael Muir (In place of Val Shanley), Mike Rice, Tom Tyson (In place of Sean Prendergast) and Michael Weeks*

**In Attendance:** *Simon Ellis (Development and Conservation Manager), Tom Rea (Principal Planning Officer), Nurainatta Katevu (Legal Advisor) and Hilary Dineen (Committee, Member and Scrutiny Manager)*

**Also Present:** *At the commencement of the meeting approximately 6 members of the public, including registered speakers.*

#### 82 APOLOGIES FOR ABSENCE

*Audio recording – 28 seconds*

Apologies for absence were received from Councillors Sue Ngwala, Sean Prendergast and Val Shanley.

Having given due notice Councillor Michael Muir advised that he would be substituting for Councillor Val Shanley and Councillor Tom Tyson advised that he would be substituting for Councillor Sean Prendergast.

#### 83 MINUTES - 19 DECEMBER 2019

*Audio Recording – 50 seconds*

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 19 December 2019 be approved as a true record of the proceedings and be signed by the Chair.

#### 84 NOTIFICATION OF OTHER BUSINESS

*Audio recording – 1 minute 1 second*

There was no other business notified.

#### 85 CHAIR'S ANNOUNCEMENTS

*Audio recording – 1 minute 7 seconds*

- (1) The Chair welcomed those present at the meeting, especially those who had attended to give a presentation;

- (2) The Chair advised that, in accordance with Council Policy, the meeting would be audio recorded;
- (3) The Chair clarified that Members of the public had 5 minutes for each group of speakers i.e. 5 minutes for objectors and 5 minutes for supporters. This 5 minute time limit also applied to Member Advocates.

The bell would sound after 4½ minutes as a warning and again at 5 minutes, to signify that the speaker must cease.

- (4) Members were reminded to make declarations of interest before an item, the detailed reminder about this and speaking rights was set out under Chair's Announcements on the agenda.

## 86 PUBLIC PARTICIPATION

*Audio recording – 3 minutes 42 seconds*

The Chair confirmed that the registered speakers were present.

## 87 19/01416/HYA LAND AT 25-35 JOHN BAKER PLACE AND 1-36, FREEMANS CLOSE, HITCHIN, HERTFORDSHIRE

*Audio recording – 3 minutes 42 seconds*

Development A - Full planning application comprising : Phase 1 - construction of a five storey block containing 37 x one bedroom apartments (affordable retirement living tenure), ground floor supermarket (Class A1) and hot food takeaway unit (Class A5) and Phase - 2 construction of two x four storey residential apartment blocks containing 24 x one bedroom apartments (affordable rent and affordable living tenure) and 6 x one bedroom and 16 x two bedroom apartments (open market housing) together with associated vehicular and pedestrian access, car parking, landscaping and ancillary works, following demolition of existing buildings.

Development B - Outline planning application comprising: Phase 3 - the erection of 32 x one and two bedroom apartments and 14 x three bedroom houses (open market housing) following demolition of existing buildings. Matters of appearance, landscaping, and scale are reserved.

The Principal Planning Officer advised Members of the following updates:

1. A late representation had been received from Ms Jackie McDonald proposing an amendment to the application to include a replacement unit within Phase 3 of the proposed development to replace the Coffee Mill unit. She advised that the Westmill Community Centre was not well attended by teenage groups and that Settle had advised, in community meetings regarding the development, that they would welcome and support additional youth services.
2. The Lead Local Flood Authority had withdrawn its objection to this development following the submission of further information by the applicants Drainage Consultants. They were now recommending 6 conditions in total to be attached to the application if permission is granted. Three of these conditions related to Development A (Phases 1 and 2) and three related to Development B (Phase 3).

Therefore Part A of the recommendation, as set out in paragraph 6.1, would no longer be needed as the objection of the Flood Authority had been resolved and the recommendation would be subject to the submitted Unilateral Undertaking and the conditions set out in the report, in addition to the six conditions required by the Lead Local Flood Authority.

The applicants had confirmed in writing that they are happy to accept the conditions requested by the Flood Authority.

3. In respect of the Play Area the applicant confirmed that, in response to concerns raised by the community, the application drawings had been updated from the original submission to include a Children's Play Area.
4. The wording of Development B - Condition 3 should read exactly as Development A – Condition 4.

The Principal Planning Officer advised that the Strategic Housing Manager was in attendance to answer and detailed questions regarding affordable housing.

The Principal Planning Officer presented the report in respect of application 19/01416/HYA supported by a visual presentation consisting of photographs and plans.

Ms Jackie McDonald thanked the Chair for the opportunity to address the Committee in objection to application 19/01416/HYA and drew attention to the following:

- The development was overdue and much needed however she objected to the following aspects of the development:
- There was no children's play area within the development;
- Five storey buildings were too high, being much taller than other buildings;
- Placing the old people's residential units above the shops was unsuitable, due to noise;
- Residents with drug issues may live near young people;
- The large building was overpowering and not in keeping with the area;
- The footpath across Mattock Road was a safety concern;
- Was there sufficient parking?;
- Residents would have to move away from friends and family;
- The much needed Coffee Mill had not been incorporated into the development.

The following Members asked questions:

- Councillor Ian Mantle;
- Councillor David Levett;
- Councillor Michael Weeks.

In response to questions Ms McDonald advised:

- The Coffee Mill was a community Youth Centre that had been well used and helped prevent youths from hanging around the streets and getting involved in gangs;
- The proposed development was better than what was already there.

The Chair thanked Ms McDonald for her presentation.

Councillor Martin Stears-Handscorn thanked the Chair for the opportunity to address the Committee as a Member Advocate in support of application 19/01416/HYA and drew attention to the following:

- The estate was currently empty and dilapidated;
- There was a need to get a development that worked for the area;
- The residents of the elderly persons settlement was overwhelmingly positive;
- Residents would move directly into the new development;
- The benefit for the residents outweighed the delay in affordable housing;
- Keeping the local shops was important and there was no reason for the elderly not to live nearby;
- In the final stage of the development a play area would be provided on the site.
- He believed that the concerns regarding siting the play area at Swinburne Avenue had now been allayed;
- This was a very good proposal;
- He asked that Members approve the application.

The following Members asked a question:

- Councillor Ruth Brown.

In response Councillor Stears-Handscomb advised:

- No-one would be moved out of the estate.

The Chair thanked Councillor Stears-Handscomb for his presentation

Ms Shinaz Virji, settle, thanked the Chair for the opportunity to address the Committee in support of application 19/01416/HYA and drew attention to the following:

- This development would provide much needed investment in the area;
- There was a commitment to develop neighbourhoods;
- The development provided 120 new homes plus local shops;
- They had already provided a new community centre and MUGA;
- They were happy to talk about provision for youth;
- The development would provide new homes a few metres away from the current homes;
- The retirement scheme had been designed according to best practice with a multi purpose space community hub;
- This would provide additional homes;
- There had been a long period of consultation;
- This proposal included a play area at Swinburn Avenue.

The following Member asked a question:

- Councillor Michael Muir;

In response Ms Virji advised:

- There would be 2 lifts in the large block, one of which would be large enough to take a bed.

The Chair thanked Ms Virji for her presentation.

The Principal Planning Officer advised:

- The youth provision previously provided by the Coffee Mill had been taken over by Youth Connexions who ran events at the Westmill Community Centre;
- There was a play area within phase 3 of the development;

- The noise assessment had been sanctioned by the NHDC Environmental Health Officers;
- This was a very open development and therefore there would be a high degree of surveillance;
- They had negotiated with the applicant to reduce the size of the block and set it back;
- The red brick proposed was currently in use in the area;
- The level of parking reflected the on-site capacity.

The following Members asked questions and took part in the debate:

- Councillor David Levett;
- Councillor Michael Weeks;
- Councillor Michael Muir;
- Councillor Mike Hughson;
- Councillor Daniel Allen;
- Councillor Tony Hunter;
- Councillor Mike Rice;
- Councillor Val Bryant.

Issues debated by Members included:

- Design was subjective and this development would make a statement;
- The development had been planned for some 10 years;
- That more trees should be planted;
- That there should be more electric vehicle charging points;

In response to questions the Principal Planning Officer and Strategic Housing Manager advised:

- Some of the comments in the objections to the development stated that the principal of development was supported;
- Condition 7 would cover the landscaping requirements;
- Condition 10 could be amended to improve the number of electric vehicle charging points provided;
- The applicant has submitted an energy assessment and had undertaken to advise what carbon-reducing measures would be incorporated;
- The Clinical Commissioning Group had provided a robust formula for health provision and had identified what could be improved;
- An increase in mental health provision could not be justified;
- The previous version of the Development Agreement was agreed in 2013, Cabinet had approved that this be reviewed;
- The final document would likely include issues that were not part of the planning application and this would be considered by Cabinet;
- The application for a play area at Swinburn Avenue was for a permanent play area;

It was proposed by Councillor Daniel Allen, seconded by Councillor David Levett and:

**RESOLVED:** That application 19/01416/HYA be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the additional and amended conditions below

**Development A**

**Condition 10**

Prior to occupation, each apartment block, shall incorporate one EV ready domestic charging point for between 5 - 10 apartments and these shall be made available to its residents and managed and maintained by the management company(ies) appointed as responsible for each apartment block.

OR

(b) Prior to occupation, a contract shall be entered into with a private provider to operate an EV car club for the residents of the apartment blocks for a period, scope and a level of provision to be agreed in writing with the LPA.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

**Additional Condition 25**

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and the Phase 1 & 2 Drainage Strategy Drawing, dated 06.12.2019, Rev B, prepared by Ingent Consulting Engineers and the following mitigation measures:

1. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% for climate change event (minimum 329.4m<sup>3</sup>).
2. Implement drainage strategy based on lined permeable paving with sub-base and perforated pipes, attenuation crates and restricted discharge at 5l/s into the surface water sewer.

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

**Additional Condition 26**

No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and the Phase 1 & 2 Drainage Strategy Drawing, dated 06.12.2019, Rev B, prepared by Ingent Consulting Engineers. The scheme shall also include:

1. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.
2. Provision of half drain down times within 24 hours
3. Silt traps for protection for any residual tanked elements.
4. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving etc. for the paved areas and reducing the requirement for any underground storage.
5. Provision of exceedance routes for events greater than the 1 in 100 year + climate change

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.



Additional Condition 27

Upon completion of the drainage works for the site and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

**Development B**

Amended Condition 2

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, including the children's play area, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

Amended Condition 3

The development shall not begin until a scheme for the provision of at least 40% affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- the numbers, type and tenure on the site of the affordable housing provision to be made;
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Occupation of the development hereby permitted shall thereafter be undertaken in accordance with the approved affordable housing scheme unless otherwise agreed in writing by the Local Planning Authority.

This condition shall not be binding on :-

a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT such mortgagee or chargee (or any receiver appointed thereby) or administrator (howsoever appointed) including a housing administrator acting pursuant to any event of default shall first give written notice to the Council of its intention to dispose and shall have used reasonable endeavours over a period of twelve weeks from the date of the written notice to dispose of the affordable housing unit(s) to another registered social landlord or to the council for a consideration not less than the amount due and outstanding to the mortgagee or chargee under the terms of the

mortgage or charge including all accrued principal monies, interest and costs and expenses incurred by the mortgagee or chargee in respect of the mortgage or charge. If such disposal has not taken place within the twelve week period, the mortgagee, chargee or receiver shall be entitled to dispose of the affordable housing unit(s) free from the affordable housing provisions in this Planning Permission which shall determine absolutely.

Reason: To ensure that the dwellings hereby permitted are occupied in accordance with the terms of the submitted application and to accord with the Council's policies with regard to affordable housing

Additional Condition 19

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and Phase 3 Drainage Strategy Drawing, dated 06.12.2019, Rev A, prepared by Ingent Consulting Engineers and the following mitigation measures:

1. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% for climate change event (minimum 462.9m<sup>3</sup>)
2. Implement drainage strategy based on lined permeable paving with sub-base and perforated pipes, attenuation crates and restricted discharge at 5l/s into the surface water sewer.

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Additional Condition 20

No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and the Phase 3 Drainage Strategy Drawing, dated 06.12.2019, Rev A, prepared by Ingent Consulting Engineers. The scheme shall also include:

1. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.
2. Provision of half drain down times within 24 hours
3. Silt traps for protection for any residual tanked elements.
4. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving etc. for the paved areas and reducing the requirement for any underground storage.
5. Provision of exceedance routes for events greater than the 1 in 100 year + climate change

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Additional Condition 21

Upon completion of the drainage works for the site and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

**88 19/01748/FP RECREATION GROUND, SWINBURNE AVENUE, HITCHIN, HERTFORDSHIRE**

*Audio recording – 1 hour 4 minutes 2 seconds*

Installation of a new Children's Play Area including play equipment bonded rubber mulch safety surfacing, site furniture, 1m high galvanised steel boundary fencing and access pathway from Swinburne Avenue.

The Principal Planning Officer advised Members of the following update:

The resident of No. 128 Hine Way was in support of the application and raised the following points:

- The playground would be in a safer environment away from roads;
- The proposed site was only 5 minutes walk from the current site;
- Young children would be supervised;
- There was no current evidence of antisocial behaviour;
- Anti-social behaviour was more likely to be deterred by the presence of children and parents;
- There were many residents in support of this proposal;
- Incorporating a park within the John Barker Place development would mean no playground in the area for up to 4 years.

The Principal Planning Officer presented the report in respect of application 19/01748/FP supported by a visual presentation consisting of photographs and plans.

Mrs Elizabeth Whitelock and Mr Kevin Martin thanked the Chair for the opportunity to address the Committee in objection to application 19/01748/FP as follows:

- Mrs Whitelock had lived most of life on the Westmill Estate and had brought up her children there;
- The park was originally located on Milestone Road and was currently located on John Barker Place;
- She had serious concerns that the relocation of the park to the edge of the estate would put children at risk;
- Why change what residents have been happy with ie good location, easy access to shops and plenty of people round;
- Mr Martin feared that the Swinburn location would be an expensive white elephant in the week and a magnet for anti social behaviour in the evenings;
- At dusk this area was lonely, empty and very dark;
- The park would be at the rear of houses at the end of very long gardens;

- If a child had an accident or were concerned about unsavoury characters, where would they go to?
- There were no occupied public buildings any where near the proposed site;
- John Barker Place was a much safer location with people around and shops where a child could run to;
- The people from John Barker Place would not want to walk all the way to Swinburn Avenue;
- Any problems would be magnified by the isolation of the area;
- This will be seen by many in the community as a failure to listen;
- Had the local Police been consulted and would they have the resources to deal with the inevitable complaints;
- The site was remote and had poor natural surveillance from local dwellings;
- There have been many instances of anti-social behaviour with calls to the Police not bringing the required response.

The following Councillors made comment and asked questions;

- Councillor Daniel Allen;
- Councillor Val Bryant;
- Councillor Terry Tyler;
- Councillor Mike Rice.

In response to questions Mrs Whitelock and Mr Martin advised:

- The area was extremely dark and suffered from extreme weather conditions;
- Children seemed to be at the bottom of the priorities, when they were the future.

The Principal Planning Officer advised that:

- The application was for a permanent play area;
- The Police were now happy with the proposals;
- The distance from John Barker Place to the proposed play area was 320 metres or 5 minutes walk;
- The recreation ground was used by other people;
- There was now a CCTV solution proposed, which was supported by the Police;
- CCTV would be a permanent feature.

The Chair thanked Mrs Whitelock and Mr Martin for their presentation.

Councillor Claire Billing had registered to speak as a Member Advocate, but had advised that she was unable to attend due to ill health.

Ms Shinaz Virji, settle, thanked the Chair for the opportunity to address the Committee in support of application 19/01748/FP as follows:

- The provision of this play area formed part of larger proposals;
- They wanted to ensure that local children had access to a quality play area;
- It would include equipment for both younger and older children as well as those in wheelchairs;
- The play area would be provided before building commenced.

The following Members asked questions:

- Councillor Daniel Allen;
- Councillor Ruth Brown;
- Councillor Mike Rice;
- Councillor Tom Tyson;
- Councillor Michael Muir.

In response to questions Ms Virji advised:

- A secure cycle area could be provided;
- The proposal for lighting had been removed due to the impact on the Green Belt and the neighbours. It was also felt that it might encourage people;
- They would expect to have a CCTV contract for the length of the lease on the land;
- They would be happy to accept a condition regarding sequencing to ensure that the play area was available prior to the commencement of the building works.

The Chair thanked Ms Virji for her presentation.

The following Members debated the application and asked questions:

- Councillor Tom Tyson;
- Councillor David Levett;
- Councillor Ian Mantle;
- Councillor Michael Muir;
- Councillor Daniel Allen.

Issues debated by Members included:

- That there should be an additional condition regarding secure cycle storage at the play area;
- That it should be conditioned that the play area be available before building works commenced.

**RESOLVED:** That application 19/01748/FP be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the additional and amended conditions below:

Amended Condition 5

The proposed CCTV camera shall be installed and operated so as to prevent any loss of privacy to the adjacent residential occupiers. The CCTV equipment shall be permanently maintained as a feature of the development.

Reason: In the interests of residential amenity

Additional Condition 6

Prior to the commencement of the development full details of cycle parking to serve the play area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainability.

**89 19/02192/FP LAND OPPOSITE FLINT HOUSE, LONDON ROAD, ST IPPOLYTS, HERTFORDSHIRE**

*Audio recording – 1 hour 39 minutes 47 seconds*

Creation of vehicular access off London Road, St Ippolyts (as amended by plans received 09/10/2019).

The Development and Conservation Manager presented the report in respect of application 19/02192/FP supported by a visual presentation consisting of photographs and plans.

Councillor Claire Strong thanked the Chair for the opportunity to address the Committee in respect of application 19/02192/FP as follows:

- The Parish Council had objected to the proposal and she shared their concerns;
- She was not against a new access, but concerned about the placement and the crossing for pedestrians;
- There was a very long boundary to the field;
- The road had a 30mph speed limit, but was known as the rat run;
- If pedestrian were crossing near to the proposed access when vehicles were overtakin this was dangerous;
- The applicants should be asked to move either the access or the crossing;
- A vehicle access close to a pedestrian crossing was not good;
- In respect of Condition 4 – the development was already occupied, this should be changed to say first usage;
- Vehicles using the access should leave in a forward direction.

The following Members asked questions:

- Councillor David Levett;
- Councillor Michel Weeks;
- Councillor Daniel Allen.

In response to question Councillor Strong advised:

- She did not know how often the current access was used;
- The pedestrian crossing was not signalled;
- She was unsure why this particular spot had been chosen for the new access, it may well be due to the dropped kerb;
- She was not aware of any trees being removed;
- The concerns needed to be heeded and the applicant should be asked to move the proposed access.

The Development and Conservation Manager confirmed that Condition 4 could be changed to “first use of the access”. Members could ask that a different location be found for the tactile crossing, but could not aske the applicant to move the access without refusing permission.

The following Members took part in the debate and asked questions:

- Councillor David Levett;
- Councillor Michael Weeks.

In response to questions the Development and Conservation Manager advised that the developer would pay for any S278 agreement.

It was proposed by Councillor David Levett, seconded by Councillor Michael Weeks and:

**RESOLVED:** That application 19/02192/FP be **GRANTED** planning permissions, subject to the conditions and reasons as set out in the report of the Development and Conservation Manager and the following amended condition:

Amended Condition 4

Prior to the first use of the access of the development hereby permitted a visibility splay of 2.4 x 43 metres along London Road as proposed on the drawing (Ref- P01, Rev-B) shall be provided to each side of the access and such splays shall always thereafter be maintained and free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

**90 PLANNING APPEALS**

*Audio recording – 1 hour 56 minutes 55 seconds*

The Development and Conservation Manager presented the report entitled Planning Appeals.

**RESOLVED:** That the report entitled Planning Appeals be noted.

**91 SOUND SYSTEM**

Members asked that the proposed extended microphones be installed as soon as possible and that all Members and Officer of the Committee be given microphone training.

The meeting closed at 9.29 pm

Chair

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