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## NORTH HERTFORDSHIRE DISTRICT COUNCIL

### PLANNING CONTROL COMMITTEE

WEDNESDAY, 20TH APRIL, 2022

### SUPPLEMENTARY AGENDA

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

**Agenda No    Item**

5.            **21/00434/HYA Land North Of Pound Farm, London Road, St Ippolyts, Hertfordshire, SG4 7NE (Pages 3 - 4)**

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Hybrid application for a residential development to provide a total of up to 84 dwellings together with associated access from London Road, including provision of a roundabout, associated parking, landscaping, open space and ancillary works comprising: Phase 1 - Application for full planning permission for the erection of 36 dwellings; Subsequent Phases - Application for outline planning permission all matters reserved except for access on the remaining part of the site for the erection of up to 48 dwellings.

Please see attached an update to the report tabled by the presenting officer.

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## Item 5 Pound Farm, Hitchin 21/00434/HYA

### Update

At paragraph 3.3 and the table at paragraph 5.4.104 reference is made to a Primary Education contribution towards the new 2FE primary school at the Highover Farm, Hitchin Development Site, which should be **£859,510** and not £859,838. This contribution would also be towards *Nursery provision*. Specific indexation is not stated for any contributions these will be RPI 1Q2021 for Monitoring and BCIS 1Q2020 for all others.

Also, in the table at Paragraph 5.4.104 reference is made to the requirement for fire hydrants to be within the S106 agreement. HCC request that this matter be dealt with by condition, which would be appropriate and acceptable and therefore the following additional condition is recommended

### Fire Hydrants condition

Prior to commencement of **each phase of** the development hereby permitted, detail of the installation of fire hydrants **for that phase** shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure there are adequate water supplies for use in the event of an emergency for the proposed development.

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