

12 May 2017

Our Ref Planning Control
Committee/25.5.17
Your Ref.
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To: Members of the Committee: Councillor David Barnard (Chairman), Councillor Fiona Hill (Vice-Chairman), Councillor John Bishop, Councillor John Booth, Councillor Paul Clark, Councillor Bill Davidson, Councillor Jean Green, Councillor Cathryn Henry, Councillor Tony Hunter, Councillor Ian Mantle, Councillor Michael Muir, Councillor Mike Rice, Councillor Adrian Smith, Councillor Harry Spencer-Smith and Councillor Martin Stears-Handscorn.

Substitutes: Councillor Elizabeth Dennis, Councillor Sarah Dingley, Councillor Faye S Frost, Councillor Gary Grindal, Councillor Simon Harwood, Councillor Ben Lewis, Councillor Valentine Shanley and Councillor Terry Tyler.

You are invited to attend a

MEETING OF THE PLANNING CONTROL COMMITTEE

to be held in the

**SPIRELLA BALLROOM, ICKNIELD WAY, LETCHWORTH
GARDEN CITY**

On

THURSDAY, 25 MAY, 2017 AT 7.30 PM

Yours sincerely,



David Miley
Democratic Services Manager

Agenda **Part I**

Item	Page
1. APOLOGIES FOR ABSENCE	
2. MINUTES - 20 APRIL 2017 To take as read and approve as a true record the minutes of the meeting of this Committee held on 20 April 2017.	(Pages 1 - 8)
3. NOTIFICATION OF OTHER BUSINESS Members should notify the Chairman of other business which they wish to be discussed by the Committee at the end of the business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency. The Chairman will decide whether any item(s) raised will be considered.	
4. CHAIRMAN'S ANNOUNCEMENTS Members are reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chairman of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest which requires they leave the room under Paragraph 7.4 of the Code of Conduct, can speak on the item, but must leave the room before the debate and vote.	
5. PUBLIC PARTICIPATION To receive petitions, comments and questions from the public. At the time of preparing the agenda no requests to speak had been received. Any public participation received within the agreed time scale will be notified to Members as soon as is practicable	
6. 16/02256/1 - LAND ADJACENT TO ELM TREE FARM, HAMBRIDGE WAY, PIRTON REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Reserved matters application for approval of access, appearance, landscaping, layout and scale to serve a residential development of 78 dwellings (31 affordable and 47 private), pursuant to outline planning application 15/01618/1 granted 27.5.16 (as amended).	(Pages 9 - 62)
7. 17/00335/1DOC - LAND ADJACENT TO ELM TREE FARM, HAMBRIDGE WAY, PIRTON REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Details reserved by Condition 6 (Construction Management Plan) of planning permission reference no. 15/01618/1 granted on 27 May 2016.	(Pages 63 - 86)

8. **16/02759/1 - LAND ADJACENT ROYSTON ROAD, BARKWAY**
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
Outline application with all matters reserved other than strategic point of access onto Royston Road for the erection of up to 100 dwellings and a new shop (A1 use) with associated public open space, landscaping and drainage.
9. **16/02915/1 - LAND AT HAMONTE, JACKMANS ESTATE, LETCHWORTH GARDEN CITY** (Pages 87 - 108)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
3/4 storey building to provide 71 x 2-bedroom assisted living apartments together with communal facility and amenity area, provision of refuse & cycle store and 76 parking spaces for residents, staff and visitors and all associated works following demolition of existing 39 unit sheltered apartment scheme (as amended by plans received on 5th April 2017).
10. **17/00525/1 - 8 SANDOVER CLOSE, HITCHIN** (Pages 109 - 116)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
Two storey side extension to create additional 3 bed dwelling and single storey rear and side extension to existing dwelling.
11. **17/00135/1HH - 7 UPPER GREEN, ICKLEFORD, HITCHIN** (Pages 117 - 124)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
Two storey rear extension. Single storey front porch extension (amended plans received 07/04/2017).
12. **17/00553/1 - BURY FARM HOUSE, BURY LANE, CODICOTE, HITCHIN** (Pages 125 - 140)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
Erection of three x 4 bedroom dwellings with associated garages and parking spaces, widening of existing vehicular access onto Bury Lane and ancillary works following demolition of existing barn and stables.
13. **17/00264/1 - TALLY HO, LONDON ROAD, BARKWAY, ROYSTON** (Pages 141 - 150)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
Reserved matters application for approval of appearance and landscaping for outline planning application 15/01724/1 granted 27.8.15. for one x 4 bedroom detached dwelling.
14. **16/03082/1 - TALLY HO, LONDON ROAD, BARKWAY, ROYSTON** (Pages 151 - 164)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
Two 3-bedroom semi detached dwellings with associated parking and access off High Street (as amended by plans received on 07/02/2017).
15. **17/00743/1 - LAND AT STOTFOLD ROAD, HITCHIN** (Pages 165 - 170)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
Certificate of Appropriate Alternative Development - Confirmation that there is no class of development appropriate for the land unless acquired by Network Rail Infrastructure Ltd.

16. PLANNING APPEALS
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

(Pages
171 -
180)