

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,
Icknield Way, Letchworth Garden City
on Thursday, 25th May, 2017 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors John Booth, Bill Davidson, Jean Green and Adrian Smith.

Councillor Val Shanley was substituting for Councillor John Booth.

2 MINUTES - 20 APRIL 2017

RESOLVED: That the Minutes of the Meeting of the Committee held on 20 April 2017 be approved as a true record of the proceedings and be signed by the Chairman.

3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

4 CHAIRMAN'S ANNOUNCEMENTS

- (1) The Chairman announced that Members of the public and the press may use their devices to film/photograph, or do a sound recording of the meeting, but she asked them to not use flash and to disable any beeps or other sound notifications that emitted from their devices. In addition, the Chairman had arranged for the sound at this particular meeting to be recorded;
- (2) The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question;
- (3) The Chairman asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak.

5 PUBLIC PARTICIPATION

The Chairman confirmed that the 16 registered speakers and 3 Member Advocates were present.

6 16/02256/1 - LAND ADJACENT TO ELM TREE FARM, HAMBRIDGE WAY, PIRTON

RESOLVED: That Reserved Matters application 16/02256/1 be **GRANTED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, including the amended condition 6 below:

Condition 6

Before commencement of any part of the development, the works identified on the 'in principle' site Drawing number WIE11697-SA-05-0026-A01, a detailed 'Y' junction access layout shall be submitted to and approved in writing by the Local Planning Authority and the Highway Authority, which shows all geometries associated with the proposed access arrangements including kerb radii, lane widths, visibility splays etc. The ultimate design being technically approved in writing by the Highway Authority (in conjunction with the Local Planning Authority) prior to commencement of any works on site.

Reason: In the interests of maintaining highway safety and to maintain the rural character of the area.

7 17/00335/1DOC - LAND ADJACENT TO ELM TREE FARM, HAMBRIDGE WAY, PIRTON

RESOLVED: That, the determination of planning application 17/00335/1DOC be **DEFERRED**, to enable further time to interrogate recently submitted information, the applicant to submit more detailed information regarding mitigation measures and the suggested direct cross country route to be explored in more detail.

Councillor Henry and Shanley left the meeting.

The Chairman announced that there would be a 10 minute recess.

8 16/02759/1 - LAND ADJACENT ROYSTON ROAD, BARKWAY

The Chairman had previously advised that this application had been withdrawn.

9 16/02915/1 - LAND AT HAMONTE, JACKMANS ESTATE, LETCHWORTH GARDEN CITY

RESOLVED: That application 16/02915/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, the removal of Condition 16 and the amended informative below:

Informative on Waste and Recycling

That the final bullet point to read:

“The capacity requirements as per NHDC's developer guidelines are:

45L mixed recycling per resident

10L paper recycling per resident

20L food recycling per resident

40L general waste per resident”.

10 17/00525/1 - 8 SANDOVER CLOSE, HITCHIN

RESOLVED: That planning application 17/00525/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

11 17/00135/1HH - 7 UPPER GREEN, ICKLEFORD, HITCHIN

RESOLVED: That planning application 17/00135/1HH be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

12 17/00553/1 - BURY FARM HOUSE, BURY LANE, CODICOTE, HITCHIN

RESOLVED: That planning application 17/00553/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager and the additional Condition 18 below:

Condition 18

“No development shall take place until details of fire hydrants or other measures to protect the development from fire have been submitted to and approved in writing by the Local Planning Authority. Such details shall include provision of the mains water services for the development whether by means of existing water services, new mains or extension to or diversion of existing services where the provision of fire hydrants is considered necessary. The proposed development shall not be occupied until such measures have been implemented in accordance with the approved details.

Reason: To ensure that the necessary infrastructure for the development is in place and to meet the requirements of the fire authority.”

13 17/00264/1 - TALLY HO, LONDON ROAD, BARKWAY, ROYSTON

RESOLVED: That planning application 17/00264/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

14 16/03082/1 - TALLY HO, LONDON ROAD, BARKWAY, ROYSTON

RESOLVED: That, the determination of planning application 16/03082/1 be **DEFERRED**, to enable the following:

- (1) To ask Anglian Water for more guidance in respect of the sewerage treatment plant;
- (2) To challenge Environmental Health advice regarding noise emanating from the public health and odours from the poultry farm and sewerage treatment works;
- (3) To ask the applicant to consider the re-orientation of the proposed houses to face the road.

15 17/00743/1 - LAND AT STOTFOLD ROAD, HITCHIN

RESOLVED: That, in respect of application 17/00743/1, a certificate of Appropriate Alternative Development be **GRANTED**.

16 PLANNING APPEALS

RESOLVED: That the report on Planning Appeals be noted.