

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## DECISION SHEET

Meeting of the Planning Control Committee held in the Main Hall, Icknield Centre,  
Icknield Way, Letchworth Garden City  
on Thursday, 29th June, 2017 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mike Rice, Adrian Smith and Martin Stears-Handscomb.

Councillor Elizabeth Dennis was substituting for Councillor Stears-Handscomb.

### 2 MINUTES - 25 MAY 2017

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 25 May 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.

### 4 CHAIRMAN'S ANNOUNCEMENTS

- (1) The Chairman welcomed the Committee, officers, general public and speakers to this Planning Control Committee Meeting;
- (2) The Chairman announced that Members of the public and the press may use their devices to film/photograph, or make a sound recording of the meeting, but he asked them to not use flash and to disable any beeps or other sound notifications that emitted from their devices;
- (3) The Chairman reminded Members and speakers that in line with Council policy, this meeting would be audio recorded;
- (4) The Chairman advised that Members would be using hand held microphones and asked they wait until they had been handed a microphone before starting to speak;
- (5) The Chairman requested that all Members, officers and speakers announce their names before speaking;
- (6) The Chairman clarified that each group of speakers would have a maximum of 5 minutes. The bell would sound after 4 1/2 minutes as a warning, and then again at 5 minutes to signal that the presentation must cease; and
- (7) Members were 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 were 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 required they leave the room under Paragraph 7.4 of the Code of Conduct, could speak on the item, but must leave the room before the debate and vote.

**5 PUBLIC PARTICIPATION**

The Chairman confirmed that the 6 registered speakers were present.

**6 16/03082/1 - TALLY HO, LONDON ROAD, BARKWAY, ROYSTON**

**RESOLVED:** That application 16/03082/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, and with the following amended condition:

9. Prior to occupation, each residential property shall incorporate an Electric Vehicle (EV) ready domestic charging point.

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.

**7 17/00781/1 - HEATH SPORTS CLUB, BALDOCK ROAD, ROYSTON**

**RESOLVED:** That application 17/00781/1 be **GRANTED** planning permission, subject to the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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 listed above.

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

3. The use of the lights, hereby approved, is until 9.00 pm only on Mondays - Fridays (inclusive) except on Public and Bank Holidays when the lights shall not be used.

Reason: To protect local amenity.

4. The lights hereby approved shall be painted green in colour, to match the existing lights at the tennis courts, and shall be permanently retained in this colour.

Reason: To protect local amenity.

5. Before the lights hereby approved are erected on site, full details of any 'buffers' to the sides or rear of the lights required to prevent light spill outside of the rugby pitch ground area, are to be submitted to and agreed in writing by, the Local Planning Authority. The approved details are to be erected on site before the first use of the lights and thereafter permanently retained.

Reason: To protect local amenity.

**8 16/02237/1 - LAND OFF, CAMBRIDGE ROAD, BARKWAY**

**RESOLVED:** That, subject to the objections from the Lead Local Flood Authority being overcome, application 16/02237/1 be **GRANTED** outline planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, and inclusive of the following additional condition:

18. Notwithstanding the layout shown on drawing RT1608 Rev G the garage shown on plot 10 shall be positioned such that maintenance of the boundary is practical.

Reason: To ensure maintenance of the shared boundary.

**9 16/01932/1 - LAND TO THE REAR OF 44, WYMONDLEY ROAD, AND 1 THE ASPENS, HITCHIN**

**RESOLVED:** That application 16/01932/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, and with the following amended and additional conditions:

11. Prior to the commencement of development, a Construction Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Statement. The Construction Method Statement shall address the following matters:
  - a. Off site highway works in order to provide temporary access throughout the construction period, work shall be completed prior to the commencement of development, and reinstated as required;
  - b. Construction and storage compounds (including areas designated for car parking);
  - c. The Siting and details of wheel washing facilities;
  - d. Cable trenches within the public highway that affect traffic movement of existing residents;
  - e. Foundation works that affect traffic movement of existing residents;
  - f. Access to electric substation/control building;
  - g. Cleaning of site entrance and the adjacent public highways;
  - h. Disposal of surplus material; and
  - i. Hours of working taking into account residents' amenity.

Reason: In the interests of highway safety, amenity and free and safe flow of traffic.

19. Before the occupation of any of the dwellings hereby permitted, the car parking facilities, including garage spaces, shown on the approved plan shall be marked out and made available, and shall thereafter be kept available solely for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway to meet the needs of the development.

**10 PLANNING APPEALS**

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