

7 July 2017

Our Ref Planning 07.17
Your Ref.
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To: Members of the Committee: Councillor David Barnard, Councillor Fiona Hill, 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-Handscomb

Substitutes: Councillor Elizabeth Dennis-Harburg, 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

**MAIN HALL, ICKNIELD CENTRE, ICKNIELD WAY,
LETCHWORTH GARDEN CITY**

On

THURSDAY, 20TH JULY, 2017 AT 7.30 PM

Yours sincerely,



David Miley
Democratic Services Manager

Agenda **Part I**

| Item | Page |
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| 1. APOLOGIES FOR ABSENCE | |
| 2. MINUTES - 29 JUNE 2017 To take as read and approve as a true record the minutes of the meeting of this Committee held on the 29 June 2017. | (Pages 1 - 16) |
| 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. 16/02113/1 - THE CABINET, HIGH STREET, REED, ROYSTON REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Change of use from A4 (Public house) to C3 (single dwelling). | (Pages 17 - 38) |

7. **17/01038/1 - HITCHIN BOYS SCHOOL, GRAMMAR SCHOOL WALK, HITCHIN** (Pages 39 - 60)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Demolition of existing Cricket Pavilion in advanced state of disrepair to allow for a new two storey teaching and music block comprising of 10 general classrooms, 2 music classrooms and 6 practice rooms, and a multi-use auditorium with capacity for two hundred and twenty people. Provision of 18 additional car parking spaces in 3 differing locations. Reinstatement of bricked up windows in existing Music block.
8. **17/00700/1 - LAND NORTH OF MILL CROFT, ROYSTON ROAD, BARKWAY** (Pages 61 - 72)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Outline application (including Access) for the erection of up to 25 dwellings.
9. **12/01903/1 - SITE D, LAND TO NORTH OF HOUSMAN AVENUE AND LINDSAY CLOSE, ROYSTON** (Pages 73 - 96)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of 39 residential units comprising 1 x 5 bedroom dwelling; 14 x 4 bedroom dwellings; 16 x 3 bedroom dwellings; 2 x 2 bedroom dwellings; 4 x 2 bedroom flats and 2 x 1 bedroom flats with associated internal access arrangements, car parking and landscaping. (Access to the site subject of a separate application ref no. 1201037/1). (As amended by plans received 22/02/13; 24/04/13 and 13/06/13.).
10. **17/00666/1 - LAND ADJACENT TO A505 AND OLD NORTH ROAD, ROYSTON** (Pages 97 - 144)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Formation of an access road from Old North Road to serve proposed residential development of 39 units at Site D, Land to north of Housman Avenue and Lindsay Close, Royston.
11. **17/01207/1 - THE SPINNEY, HEATH ROAD, BREACHWOOD GREEN, HITCHIN** (Pages 145 - 160)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Residential development comprising of 3no.detached 4 bed dwellings, 4no. semi-detached 3 bed dwellings, 2no. terraced 2 bed dwellings and widening of existing vehicular access off of Heath Road.

- 12. 17/00348/1 - 71-81 HERMITAGE ROAD, HITCHIN** (Pages
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 161 -
172)

Addition of two storeys to existing building to provide 7 x 2-bed flats (floors 3 and 4); change of use of ground floor of No. 80 to A1 shop unit and entrance hallway, change of use of first floor of No. 80 Hermitage Road from A3 to C3 to provide 1 x studio flat; existing second floor flat of No. 74 Hermitage Road converted to 1 x studio flat and 1 x 1-bed flat; re-clad external elevations of existing building; provision of new stair and lift tower and associated refuse and recycling store. (As amended by plan nos. 3183 01B, 10H, 12D, 15 F, 22).

- 13. 17/00536/1 - THE CRICKETERS, ARLESEY ROAD, ICKLEFORD, HITCHIN** (Pages
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 173 -
180)

Variation to condition 2 (development in accordance with approved plans) of planning permission ref 11/00772/1 granted 23/05/2011 including increase in height of main roof and reduction in depth of side extension and alterations to fenestration (as amended by plan nos. CRI/09/03G, 05G & 07G).