

# 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, 20th July, 2017 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Bill Davidson.

### 2 MINUTES - 29 JUNE 2017

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 29 June 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;
- (7) The Chairman announced that he had varied the order of business so that Item 10 (Land adjacent to A505 and Old North Road, Royston) would now be considered immediately before Item 9 (land north of Housman Avenue and Lindsay Close, Royston); and
- (8) 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 9 registered speakers and 2 Member Advocates were present.

**6 16/02113/1 - THE CABINET, HIGH STREET, REED, ROYSTON**

**RESOLVED:** That application 16/02113/1 be **REFUSED** planning permission for the following reason:

In the opinion of the Local Planning Authority, the change of use of these premises to residential use would lead to the loss of a valuable community facility, the last public house in the village of Reed. The change of use therefore conflicts with the requirements of Paragraphs 28 and 70 of the National Planning Policy Framework and Policy ETC7 of the North Hertfordshire Submission Local Plan (2011-2031).

**7 17/01038/1 - HITCHIN BOYS SCHOOL, GRAMMAR SCHOOL WALK, HITCHIN**

**RESOLVED:** That application 17/01038/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, and subject to the addition of the following informative:

The applicant is informed that should any trees that are subject if a Tree Preservation Order be required to be removed, in order to accommodated the realignment of the school sports pitches, this would require the submission of a separate application for 'Application for tree works: works to trees subject to a tree preservation order (TPO) and/ or notification of proposed works to trees in a conservation area. Town and Country Planning Act 1990'. Further information on the submission of such applications can be found at the planning pages of the council's website, [www.north-herts.gov.uk/home/planning](http://www.north-herts.gov.uk/home/planning).

**8 17/00700/1 - LAND NORTH OF MILL CROFT, ROYSTON ROAD, BARKWAY**

**RESOLVED:** That application 17/00700/1 be **REFUSED** planning permission, subject to the reasons set out in the report of the Development and Conservation Manager, inclusive of an amended reason for refusal 3 to state explicitly that the level of affordable housing to be covered by any Section 106 obligation should be 40%.

**9 12/01903/1 - SITE D, LAND TO NORTH OF HOUSMAN AVENUE AND LINDSAY CLOSE, ROYSTON**

**RESOLVED:** That application 12/01903/1 be **DEFERRED**, to enable officers to go back to the applicant (Fairview Homes) in order to request a further viability assessment to be carried out in relation to affordable housing, and to have this independently assessed; a request that 40% affordable housing be incorporated in the development, as this is what is now required in light of the Emerging Plan, and especially in light of increases in land values and house prices since last viability report was carried out.

**10 17/00666/1 - LAND ADJACENT TO A505 AND OLD NORTH ROAD, ROYSTON**

**RESOLVED:** That application 17/00666/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, and that should there be a resolution to grant planning permission to application 12/01903/1 (see Minute 36 below), the following sentence should be added to proposed Grampian condition 4 relating to that application: "or any alternative access as may be agreed by the Local Planning Authority".

**11 17/01207/1 - THE SPINNEY, HEATH ROAD, BREACHWOOD GREEN, HITCHIN**

Thursday, 20th July, 2017

**RESOLVED:** That application 17/01207/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, and subject to a revised Condition 13 and additional Condition 16 as follows:

13. Notwithstanding the details shown on the submitted plans full details of the hard and soft landscaping of the site including hardsurfaced materials and species of plants and / or trees to be planted shall be submitted to and approved by the Local Planning Authority. The details shall include substantial planting along the southern boundary of the site with St. Mary's Rise. The development shall be carried out in accordance with the details approved.

Reason: In the interests of visual amenity.

16. Prior to the commencement of the development hereby approved, a drainage strategy for the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To control surface water run-off and to avoid the risk of flooding.

**12 17/00348/1 - 71-81 HERMITAGE ROAD, HITCHIN**

**RESOLVED:** That application 17/00348/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, and subject to a revised Condition 9 as follows:

9. Prior to the commencement of the development hereby approved details of cycle storage facilities to serve the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of promoting sustainable transport choices for the occupiers of the flats.

**13 17/00536/1 - THE CRICKETERS, ARLESEY ROAD, ICKLEFORD, HITCHIN**

**RESOLVED:** That application 17/00536/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager, subject to the revised Condition 3, new Conditions 14 and 15, and additional informative as follows:

3. Prior to the development being first brought into use a 1.0 metre x 1.0 metre visibility splay shall be provided and permanently maintained on either side of the access. It shall be measured from the edge of the accessway to the edge of the carriageway/back of footpath, within which there shall be not obstruction to visibility between 600mm and 2.0 metres above the carriageway/footpath level.

Reason: To provide adequate visibility for drivers entering or leaving the site.

14. A phasing plan indicating the timeframe for the completion of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: In the interests of the general amenity of the area.

15. Prior to the completion of the development hereby permitted refuse storage details shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the amenity of the area.

**Thursday, 20th July, 2017**

Informative:

The applicant is advised that the Local Planning Authority will carry out regular monitoring of the works to ensure that they are completed in accordance with the approved plans and planning conditions.