

1 September 2017

Our Ref Planning 09.17
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, 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, ICKNILED WAY, LETCHWORTH
GARDEN CITY**

On

THURSDAY, 14TH SEPTEMBER, 2017 AT 7.30 PM

Yours sincerely,



David Miley
Democratic Services Manager

Agenda **Part I**

Item	Page
1. APOLOGIES FOR ABSENCE	
2. MINUTES - 17 AUGUST 2017 To take as read and approve as a true record the minutes of the meeting of this Committee held on the 17 August 2017.	(Pages 1 - 10)
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 and presentations from members of the public.	
6. 17/01543/1 - LAND OFF HOLWELL ROAD, PIRTON REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Outline planning application for the erection of up to 99 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Holwell Road. All matters reserved except for means of access.	(Pages 11 - 42)
7. 17/00477/1 - 1 AVENUE ONE, LETCHWORTH GARDEN CITY REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Erection of single storey retail foodstore (Use Class A1), a three storey hotel (use Class C1), a single storey restaurant/drive-thru (Use Class A3/A5), a single storey coffee shop/drive-thru (Use Class A1/A3), new access arrangements, car parking, service areas, landscaping and other associated works following demolition of existing building (as amended by drawings received 02/06/2017).	(Pages 43 - 64)

8. **17/00442/1 - 67 HIGH STREET, WHITWELL, HITCHIN** (Pages
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 65 - 78)
- Change of use from Public House (Class A4) to use as a single dwelling house (Class C3); Single storey rear extension following part demolition of existing rear extension; Insertion of dormer window to rear roof slope; Single storey rear extension following demolition of existing single storey lean-to extension. Front canopy following demolition of existing front porch.
9. **17/00443/1LB - 67 HIGH STREET, WHITWELL, HITCHIN** (Pages
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 79 - 84)
- Single storey rear extension following demolition of existing rear extension, shed and front porch. Consequential internal and external alterations to facilitate change of use from Class A4 (Drinking Establishment) to use as a single dwelling house Class C3 (Dwelling House).
10. **17/01214/1 - CALDERS COTTAGE, PUTTERIDGE PARK, LUTON** (Pages
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 85 - 92)
- Timber clad barn.
11. **PLANNING APPEALS** (Pages
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 93 - 100)