

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,
Icknield Way, Letchworth Garden City
on Thursday, 14th September, 2017 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors John Bishop, Paul Clark and Ian Mantle.

Councillor Sarah Dingley was substituting for Councillor Bishop.

2 MINUTES - 17 AUGUST 2017

RESOLVED: That the Minutes of the Meeting of the Committee held on 17 August 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 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 **17/01543/1 - LAND OFF HOLWELL ROAD, PIRTON**

RESOLVED: That application 17/01543/1 be **REFUSED** outline planning permission, for the reasons as set out in the report of the Development and Conservation Manager.

7 **17/00477/1 - 1 AVENUE ONE, LETCHWORTH GARDEN CITY**

RESOLVED: That, subject to the completion of a satisfactory Section 106 Obligation, application 17/00477/1 be **GRANTED** planning permission, subject to the conditions and reasons as set out in the report of the Development and Conservation Manager, and with the following amended Condition 4 and additional Conditions 20 and 21:

4. Prior to the commencement of groundworks, full details of landscaping phasing will be submitted to and approved in writing by the Local Planning Authority. Such details will identify at which stages the different aspects of landscaping, as shown on drawing numbers NCSP 508/1-002E and NCSP 508/1-003E, will be carried out and completed as part of the development site. The approved phasing of landscaping will be provided in accordance with the approved details.

Reason: To safeguard and enhance the appearance of the completed development and visual amenity of the locality.

20. Prior to the commencement of the development hereby permitted full details of external litter bin installations associated with the proposed restaurant and cafe shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be completed in accordance with the approved details or particulars prior to the first use of the restaurant and cafe and thereafter retained and maintained for that purpose.

Reason: To ensure suitable litter bin facilities are available in the interests of public amenity.

21. Prior to the commencement of the development hereby permitted full details of the location and distribution of electric vehicle charging installations shall be submitted to and approved in writing by the Local Planning Authority. Such installations shall be provided in accordance with the approved details or particulars prior to the first use of each relevant part of the development and thereafter retained and maintained for that purpose.

Reason: In the interests of highway safety, public convenience and environmental gain.

8 **17/00442/1 - 67 HIGH STREET, WHITWELL, HITCHIN**

RESOLVED: That application 17/00442/1 be **REFUSED** planning permission, for the following reason:

1. The proposed change of use of the public house to residential use would not promote the retention of this important local facility. Moreover, the applicant's evidence on sustaining a viable business has not been demonstrated to the satisfaction of the Local Planning Authority. The proposal therefore conflicts with the National Planning Policy Framework.

Proactive Statement

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

9 17/00443/1LB - 67 HIGH STREET, WHITWELL, HITCHIN

RESOLVED: That application 17/00443/1LB be **DEFERRED** until the outcome is known of any appeal against the Committee's decision to refuse permission for the change of use application for 67 High Street, Whitwell (ref: 17/00442/1) set out in Minute 55 above.

10 17/01214/1 - CALDERS COTTAGE, PUTTERIDGE PARK, LUTON

RESOLVED: That application 17/01214/1 be **GRANTED** planning permission, subject to the conditions and reasons as set out in the report of the Development and Conservation Manager.

11 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.