

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,  
Icknield Way, Letchworth Garden City  
on Thursday, 9th November, 2017 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bill Davidson, Mike Rice, Harry Spencer-Smith and Martin Stears-Handscorn.

Councillor Faye Frost was substituting for Councillor Davidson and Councillor Valentine Shanley was substituting for Councillor Rice.

### 2 MINUTES - 28 SEPTEMBER 2017

**RESOLVED:** That the Minutes of the meeting of the Planning Control Committee held on 28 September 2017 be approved as a true record of the proceedings and signed by the Chairman.

### 3 MINUTES - 12 OCTOBER 2017

**RESOLVED:** That the Minutes of the meeting of the Planning Control Committee held on 12 October 2017 be approved as a true record of the proceedings and signed by the Chairman.

### 4 NOTIFICATION OF OTHER BUSINESS

There was no other business.

### 5 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.

## 6 PUBLIC PARTICIPATION

The Chairman confirmed that the 2 registered speakers and 2 Member Advocates were present.

### 7 17/01781/1 - LAND NORTH OF, LUTON ROAD, OFFLEY

**RESOLVED:** That application 17/01781/1 be **REFUSED** outline planning permission for the reasons set out in the report of the Development and Conservation Manager, and for the following additional reasons:

4. The Flood Risk Assessment carried out by MLM Consulting ref. 618538-MLM-ZZ-XX-RP-C-000 Rev 3, dated 27 September 2017, does not provide a suitable basis for an assessment to be made of the flood risks arising from the proposed development as it does not demonstrate a feasible discharge location.
5. In the opinion of the Local Planning Authority the proposed development would harm the character and appearance of the nearby village of Great Offley and rural area beyond by reason of over development of the site and poor layout in relation to the character and layout of the village. The proposal therefore conflicts with Policy 57 of the North Hertfordshire District Local Plan No. 2 - with Alterations and paragraph 64 of the National Planning Policy Framework (NPPF).

### 8 17/01982/1 - KINGSFIELD, HADRIAN WAY, BALDOCK

**RESOLVED:** That, application 17/01982/1 be **REFUSED** planning permission for the reason set out in the report of the Development and Conservation Manager, and should an objection be maintained from Environmental Health, inclusive of an additional reason for refusal on the basis of unacceptable noise levels in the proposed rear gardens.

### 9 17/02337/1 - BALDOCK SERVICES, GREAT NORTH ROAD, RADWELL, BALDOCK

**RESOLVED:** That application 17/02337/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

### 10 17/01998/1 - KINGSHOTT SCHOOL, STEVENAGE ROAD, HITCHIN

**RESOLVED:** That, subject to no new material planning considerations being raised by St. Ippolyts Parish Council by 29 November 2017, application 17/01998/1 be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

### 11 17/02190/1 - STARWOOD HOUSE, AVENUE ONE, LETCHWORTH GARDEN CITY

**RESOLVED:** That application 17/02190/1 be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.