

1 December 2017

Our Ref Planning 14.12.17  
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, ICKNIELD WAY, LETCHWORTH  
GARDEN CITY**

On

**THURSDAY, 14TH DECEMBER, 2017 AT 7.30 PM**

Yours sincerely,



David Miley  
Democratic Services Manager

## **Agenda Part I**

<b>Item</b>	<b>Page</b>
<b>1. APOLOGIES FOR ABSENCE</b>	
<b>2. MINUTES - 9 NOVEMBER 2017</b> To take as read and approve as a true record the minutes of the meeting of this Committee held on the 9 November 2017.	(Pages 1 - 10)
<b>3. NOTIFICATION OF OTHER BUSINESS</b> 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.	
<b>4. CHAIRMAN'S ANNOUNCEMENTS</b> 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.	
<b>5. PUBLIC PARTICIPATION</b> To receive petitions and presentations from members of the public.	
<b>6. 17/02807/1DOC - LAND ADJACENT TO ELM TREE FARM, ELM TREE FARM CLOSE, PIRTON</b> REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER  Construction Management Plan & Traffic Management Plan - Condition 6 - Holwell route by CALA dated 2/11/17 Road Safety Appraisal by Mayer Brown dated 27th October 2017 (as Discharge of Condition of planning permission 15/01618/1 granted 25/05/2016)	(Pages 11 - 38)
<b>7. 17/02563/1- LAND OFF HOLWELL ROAD, PIRTON</b> REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER  Outline planning application for the erection of up to 85 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 39 - 62)

8. **17/02500/1HH - 9 CHURCH LANE, KIMPTON, HITCHIN, SG4 8RR** (Pages  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 63 - 70)
- Part single and part two storey rear extension.
9. **17/02501/1LB - 9 CHURCH LANE, KIMPTON, HITCHIN, SG4 8RR** (Pages  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 71 - 78)
- Demolition of rear single-storey lean-to and detached external WC building. Part single and part two storey rear extension. Install roof light to north elevation, replace windows in east elevation and internal alterations.
10. **17/02602/1 - WYMONDLEY NURSING HOME, STEVENAGE ROAD, LITTLE WYMONDLEY, HITCHIN, SG4 7HT** (Pages  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 79 - 86)
- Two storey side extension including five dormer windows to west elevation and three dormer windows to east elevation to provide 15 no. additional bedrooms and en-suite bathrooms with associated residents & staff facilities. Alterations and extension of existing car park so as to provide parking for 31 cars and ancillary works.
11. **17/01858/1 - 1A CHURCH VIEW, PORTMILL LANE, HITCHIN, SG5 1EU** (Pages  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 87 - 94)
- Installation of 3 wall mounted air conditioning units on north (car park) elevation (as amended by plan nos. 010 Rev F and 011 Rev D received 02/11/17 and 14/11/17).
12. **17/02297/1 - 1A CHURCH VIEW, PORTMILL LANE, HITCHIN, SG5 1EU** (Pages  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 95 - 100)
- Installation of 3no. retractable awnings (as amended by drawing 015A).
13. **17/02298/1AD - 1A CHURCH VIEW, PORTMILL LANE, HITCHIN, SG5 1EU** (Pages  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 101 - 106)
- Installation of 3no. retractable awnings including integral advertisement logo's and text Logo's and text written.
14. **17/02008/1HH - 22 BROADMEAD, HITCHIN, SG4 9LU** (Pages  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 107 - 114)
- Raising of roof to provide first floor and to facilitate conversion of single storey bungalow into a chalet bungalow with additional single storey side and rear side extension, following demolition of existing rear conservatory. (as amended by plan nos. 01SC and 01SP A received on 9/11/17).

**15. PLANNING APPEALS**  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

(Pages  
115 -  
162)