

# 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 December, 2017 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Cathryn Henry and Adrian Smith.

### 2 MINUTES - 9 NOVEMBER 2017

**RESOLVED:** That the Minutes of the meeting of the Planning Control Committee held on 9 November 2017 be approved as a true record of the proceedings and 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 and 1 Member Advocate (Councillor Strong) were present.

**6 17/02807/1DOC - LAND ADJACENT TO ELM TREE FARM, ELM TREE FARM CLOSE, PIRTON**

**RESOLVED:** That, in respect of application **17/02807/1DOC**, subject to the amendment below, the details submitted pursuant to condition no. 6 of planning permission **15/01618/1** be **REFUSED** for the reasons set out in the report of the Development and Conservation Manager, and that the requirements of condition 6 are not discharged.

The final Paragraph of the reason to read:

“Notwithstanding these inadequacies, the Local Planning Authority does not consider that there could be a satisfactory or safe construction route through Holwell. The proposal therefore conflicts with Policy T1 of the North Hertfordshire Submission Local Plan (2011-2031).”

**7 17/02563/1- LAND OFF HOLWELL ROAD, PIRTON**

**RESOLVED:** That, subject to the amended reason for refusal 3 below, application **17/02563/1** be **REFUSED** planning permission for the reasons set out in the report of the Development and Conservation Manager.

Reason for refusal 3 to read:

The proposed development lies within an Area of Archaeological Significance. Records in close proximity to the site suggest it lies within an area of significant archaeological potential. Given this and the large scale nature of the proposal, this development should be regarded as likely to have an impact on significant heritage assets with archaeological interest, some of which may be of sufficient importance to meet NPPF para 139. This could represent a significant constraint on development. In the absence of a suitable archaeological field evaluation, there is insufficient information to determine the importance of any archaeological remains on the site. The proposal will be contrary to Section 12 of the NPPF.

The Chairman announced that there would be a brief recess

**8 17/02500/1HH - 9 CHURCH LANE, KIMPTON, HITCHIN, SG4 8RR**

**RESOLVED:** That application **17/02500/1HH** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**9 17/02501/1LB - 9 CHURCH LANE, KIMPTON, HITCHIN, SG4 8RR**

**RESOLVED:** That application **17/02501/1LB** be **GRANTED** Listed Building Consent, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**10 17/02602/1 - WYMONDLEY NURSING HOME, STEVENAGE ROAD, LITTLE WYMONDLEY, HITCHIN, SG4 7HT**

**RESOLVED:** That application **17/02602/1** be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

**11 17/01858/1 - 1A CHURCH VIEW, PORTMILL LANE, HITCHIN, SG5 1EU**

**RESOLVED:** That application **17/01858/1** be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

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**12 17/02297/1 - 1A CHURCH VIEW, PORTMILL LANE, HITCHIN, SG5 1EU**

**RESOLVED:** That application **17/02297/1** be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

**13 17/02298/1AD - 1A CHURCH VIEW, PORTMILL LANE, HITCHIN, SG5 1EU**

**RESOLVED:** That application **17/02298/1AD** be **GRANTED** advertisement consent, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

**14 17/02008/1HH - 22 BROADMEAD, HITCHIN, SG4 9LU**

**RESOLVED:** That application **17/02008/1HH** be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

**15 PLANNING APPEALS**

**RESOLVED:** That the report entitled Planning Appeals be noted.