

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,
Icknield Way, Letchworth Garden City
on Wednesday, 17th January, 2018 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Fiona Hill and Michael Muir.

Having given due notice Councillor Val Shanley advised that he was substituting for Councillor Muir.

Councillor Martin Stears-Handscomb had apologised that he may arrive late for the meeting.

2 MINUTES - 14 DECEMBER 2017

RESOLVED: That the Minutes of the meeting of the Planning Control Committee held on 14 December 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.

4 CHAIRMAN'S ANNOUNCEMENTS

- (1) The Chairman welcomes 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 10 registered speakers and 2 Member Advocates (Councillors Dingley and Hunter) were present.

6 **16/00378/1 - LAND WEST OF ROYSTON & NORTH OF BALDOCK ROAD, ROYSTON, SG8 9NT**

RESOLVED:

- (1) That application **16/00378/1** be **GRANTED** planning permission subject to the completion of a satisfactory Section 106 agreement and the conditions as set out in the report of the Development and Conservation Manager and the amended and additional conditions below.

Amended Condition 10 to read:

Prior to the commencement of above ground works of the development hereby approved any Traffic Regulation Orders (TROs) that may be required as part of improving the accessibility of the site must be secured in place, such as the likelihood of implementing the relocation of the 40 mph speed restriction signs along Baldock Road which shall be subject to the Speed Management Strategy criteria.

Reason: In the interests of highway safety, amenity and free and safe flow of traffic.

Amended Condition 15 to read:

No development shall commence until a foul water strategy has been submitted to and approved in writing by the Local Planning Authority. This strategy should evidence that all relevant statutory bodies have been consulted. No dwellings shall be occupied until the works have been carried out in accordance with the foul water strategy so approved unless otherwise approved in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

Additional Condition 18 to read:

- A. No development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:
1. The programme and methodology of site investigation and recording;
 2. The programme and methodology of site investigation and recording as required by the archaeological evaluation;
 3. The programme for post investigation assessment;
 4. Provision to be made for analysis of the site investigation and recording;
 5. Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 6. Provision to be made for archive deposition of the analysis and records of the site investigation;
 7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.
- B The development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).

- C The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

Reason: To safeguard the archaeological record.

- (2) If the Section 106 agreement is not completed by 30 March 2018 (or any later date agreed with officers) application **16/00378/1** be **REFUSED** planning permission on the grounds of no satisfactory Section 106 agreement such that would be necessary to mitigate the impacts of the development..

Councillor Hunter returned to the Committee.

7 17/02470/1 - LAND ACROSS VERGES AT, ROYSTON BYPASS, ROYSTON

RESOLVED:

- (1) That, following a grant of planning permission of application for reserved matters of Phase 1 of the development, the Development and Conservation Manager be authorised to **GRANT** planning permission in respect of application **17/02470/1**, subject to the conditions and reasons contained in the report.
This resolution is valid for the period up to and including the period during which the reserved matters application for approval of reserved matters is being considered and determined.
- (2) That, if the applicant does not extend the statutory expiry date to a date specified by the Local Planning Authority to allow time for the application for approval of reserved matters for Phase 1 to be determined, then the Development and Conservation Manager be authorised to make a decision that in respect of application **17/02470/1** planning permission can be refused.
- (3) That, if the application for approval of reserved matters for Phase 1 is refused, the Development and Conservation Manager be authorised to make a decision in respect of application **17/02470/1** planning permission can be refused.

8 17/02482/1 - 2 GARDEN LANE, ROYSTON, SG8 9EH

RESOLVED: That application **17/02482/1** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager and the additional conditions and reasons below.

Additional Condition 7 to read:

Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

Additional Condition 8 to read:

Prior to the commencement of the development hereby approved, a scheme setting out how domestic waste will be put out and collected shall be submitted to and approved in writing by the LPA.

Reason: To clarify how domestic waste from the development will be managed on collection days.

Additional Condition 9 to read:

Prior to the commencement of the development hereby approved, details of dedicated pedestrian access to Barkway Street shall be submitted to and approved in writing by the LPA.

Reason: To facilitate improved pedestrian access to the town centre.

9 17/01807/1 - LAND ADJACENT TO TOWNSEND HOUSE, 24 LUCAS LANE, ASHWELL, BALDOCK, SG7 5LN

RESOLVED: That application **17/01807/1** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

10 17/02628/1 - ICKLEFORD MANOR, TURNPIKE LANE, ICKLEFORD, HITCHIN, SG5 3XE

RESOLVED: That application **17/02628/1** be **GRANTED** reserved matters approval, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

11 17/02466/1 - GLYFADA, GOSMORE ROAD, HITCHIN, SG4 9BE

RESOLVED: That application **17/02466/1** be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

12 17/02025/1 - NODE PARK, HITCHIN ROAD, CODICOTE

RESOLVED: That, subject to the deletion of Condition 6 and the renumbering of subsequent conditions, application **17/02025/1** be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager.

Councillor David Barnard returned to the room and resumed the Chair.

13 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.

14 ELECTION OF A CHAIRMAN

RESOLVED: That Councillor Tony Hunter be elected as Chairman of the Planning Control Committee for the duration of the next item on the agenda.