

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,
Icknield Way, Letchworth Garden City
on Thursday, 15th March, 2018 at 7.30 pm

1 APOLOGIES FOR ABSENCE

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

Having given due notice Councillor Terry Tyler advised that he was substituting for Councillor Paul Clark.

2 MINUTES - 17 JANUARY 2018

RESOLVED: That the Minutes of the meeting of the Planning Control Committee held on 17 January 2018 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 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 2 Member Advocates (Councillors Hemingway and Strong) were present..

6 17/02778/1DOC - LAND ADJACENT TO ELM TREE FARM, HAMBRIDGE WAY, PIRTON

RESOLVED: That, in respect of application **17/02778/1DOC**, the details submitted pursuant to condition no. 6 of planning permission **15/01618/1** be **REFUSED** for the reason set out below, and that the requirements of condition 6 are not discharged.

REASON FOR REFUSAL: Notwithstanding the additional mitigation measures proposed in this application the Local Planning Authority does not consider that there could be a satisfactory or safe construction traffic route through Holwell. The proposed Construction Management Plan therefore conflicts with the requirements of Policy T1 of the North Hertfordshire District Submission Local Plan (2011-2031).

7 17/02175/1 - LAND TO THE EAST OF BEDFORD ROAD AND WEST OF OLD RAMERICK MANOR, BEDFORD ROAD, ICKLEFORD

RESOLVED: That application **17/02175/1** be **REFUSED** planning permission for the reasons set out in the report of the Development and Conservation Manager.

8 17/02180/1- SITE OF FORMER LANNOCK PRIMARY SCHOOL, WHITEWAY, LETCHWORTH GARDEN CITY, SG6 2PP

RESOLVED:

- (1) That, subject to the completion of a satisfactory Section 106 agreement, application **17/02180/1** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager;
- (2) That, should a satisfactory Section 106 agreement not be completed by 1 May 2018 (or any later date agreed between the parties), application **17/02180/1** be **REFUSED** planning permission with the reason for refusal being that there is no satisfactory agreement such that would be necessary to mitigate the effects of development.

9 17/02652/1 - 135A LONDON ROAD, KNEBWORTH, SG3 6EX

RESOLVED: That application **17/02652/1** be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

10 12/01903/1 - SITE D, LAND TO NORTH OF HOUSMAN AVENUE AND LINDSAY CLOSE, ROYSTON

RESOLVED: That application **12/01903/1** be **GRANTED** planning permission, subject to conditions and reasons set out in the report of the Development and Conservation Manager and subject to the following amended and additional conditions:

Condition 4 to read:

“No development shall commence until the highways access works shown on plans (S715PM-E02B; E03) hereby submitted, approved and described by LPA Reference Number 17/00666/1 and relating to the formation of an access road from Old North Road to serve proposed residential development of 39 units at Site D, Land to the north of Housman Avenue and Lindsay Close, ("the Works") that would allow the appropriate means of access to this Development [LPA Reference Number 12/01903/1] ("the Development"), have been completed in accordance with these approved drawings or any alternative access that as may be agreed by the Local Planning Authority.

No part of the Development shall be occupied until the Works to implement the approved access have been completed to the written satisfaction of the Local Planning Authority.

Either the approved access or another later approved access would be satisfactory to serve this development.

Reason: To ensure the proposed development has appropriate and adequate highways access and is acceptable in terms of highways safety.

Condition 30 to read:

“The approved details of landscaping (in relation to the internal residential area including the southern boundary of the site) shall be carried out before the end of the first planting season following either the first occupation of any of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

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

Condition 31 to read:

“Prior to the commencement of development a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority following consultation with the Waste Planning Authority. The approved Site Waste Management Plan shall be implemented on site.

Reason: In order to reduce the amount of waste produced on site.”

Condition 32 to read:

“Prior to the commencement of development a detailed assessment of the impact of the Royston Water Recycling Centre in relation to odours, lighting, noise and traffic impacts shall be submitted to and approved by the Local Planning Authority in consultation with Anglian Water. Any mitigation measures shall be implemented prior to the occupation of any part of the development hereby approved.

Reason: To protect the amenities of future occupiers.”

Councillor Fiona Hill returned to the room.

11 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.