

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,
Icknield Way, Letchworth Garden City
on Thursday, 24th May, 2018 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Sue Ngwala.

Having given due notice Councillor Val Bryant advised that she was substituting for Councillor Ngwala.

2 MINUTES - 19 APRIL 2018

RESOLVED: That the Minutes of the meeting of the Planning Control Committee held on 19 April 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 notified.

4 CHAIRMAN'S ANNOUNCEMENTS

- (1) The Chairman welcomed the officers, general public and speakers to this Planning Control Committee Meeting;
- (2) The Chairman welcomed back the Members that had previously served on the Committee and those that were new to this Committee;
- (3) 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;
- (4) The Chairman reminded Members and speakers that in line with Council policy, this meeting would be audio recorded;
- (5) 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;
- (6) The Chairman requested that all Members, officers and speakers announce their names before speaking;
- (7) 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

- (8) 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 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 and wished to exercise a 'Councillor Speaking Right', must declare this at the same time as the interest, move to the public area before speaking to the item and then must leave the room before the debate and vote.

5 PUBLIC PARTICIPATION

The Chairman confirmed that 11 registered speakers and 1 Member Advocate (Councillor Albert) were present.

6 17/02316/1 - THE GABLES, HIGH STREET, BARLEY, ROYSTON, SG8 8HY

RESOLVED: That planning application 17/02316/1 be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager and subject to the amended Condition 7 and additional condition 22 below.

Condition 7

The approved details of landscaping 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.

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

Condition 22

Details of the solar panels to be installed and used on 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.

The details to be submitted and approved shall include the following:

- (a) details as to whether solar panels are feasible at this site;
- (b) the number and location of all solar panels and;
- (c) details of the design and finish of the solar panels to be installed.

If feasible, solar panels shall be installed to the two affordable residential units which are required under Condition 4.

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

7 17/02627/1 - LAND EAST OF GARDEN WALK AND NORTH OF NEWMARKET ROAD, GARDEN WALK, ROYSTON

RESOLVED: That application **17/02627/1** be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager and subject to the amended Condition 11 and additional condition 12 below.

Condition 11

Notwithstanding the plans hereby approved, an amended site plan and elevation details showing provision of external residential storage for dwellings suitable for at least 3 bins and a caddy, that is accessible, must be submitted to and approved in writing by the Local Planning Authority.

The details approved by way of this condition must be implemented prior to the occupation of any dwelling hereby approved.

Reason: To ensure adequate outdoor storage as required in association with the residential use of the site.

Condition 12

Prior to commencement of that part of the development further details regarding the enclosure and equipment and long-term management and maintenance of the local areas of play will be submitted to and approved in writing by the Local Planning Authority.

8 18/00278/FP - 1-3 THE MEAD, HITCHIN, HERTFORDSHIRE, SG5 1XZ

RESOLVED: That application **18/00278/FP** be **REFUSED** planning permission, for the following reason:

By way of its size and design the proposed external flue would fail to improve the character or quality of the area or the way it functions and thereby respond poorly to the site's local context. The proposal would therefore be contrary to Section 7 of the National Planning Policy Framework and Policies SP9 and D1 of the North Hertfordshire Emerging Local Plan 2011-2031.

A short comfort break was taken at this point.

9 17/04255/FP - EAST LODGE, LILLEY BOTTOM, LILLEY, LUTON, HERTFORDSHIRE, LU2 8NH

RESOLVED: That application **17/04255/FP** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager and subject to the following additional conditions:

1. Within 6 months of the date of this planning permission, the applicant shall have entered into a legal agreement with Hertfordshire County Council to secure the implementation of a surface improvement scheme for BOAT Offley 20 which accesses the application site.

Reason: To ensure a maintenance programme for upgrading the condition of the BOAT from additional traffic caused by this development, in the interests of highway safety and amenity.

2. The use of land hereby permitted shall cease within 2 years of the date of this decision notice unless the works secured through Condition 1 above have been implemented in full.

Reason: If the maintenance programme required under Condition 1 cannot be secured within a reasonable timeframe this use of land must cease, in the interests of highway safety and amenity.

A Member expressed concern that the objectors left the room before the public participation regarding this item was concluded.

The Planning Lawyer confirmed the wording of the Member Code of conduct regarding this matter.

The Chairman agreed to consult with the Monitoring Officer regarding this matter.

Councillors Barnard and Frost returned to the room.

10 17/04314/FP - LODGE FARM, KINGS WALDEN, HITCHIN, HERTFORDSHIRE, SG4 8LL

RESOLVED: That application **17/04314/FP** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

Councillor Spencer-Smith returned to the room

11 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.