

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,  
Icknield Way, Letchworth Garden City  
on Thursday, 21st June, 2018 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mike Rice (Chairman) and Jean Green.

### 2 MINUTES - 24 MAY 2018

**RESOLVED:** That the Minutes of the meeting of the Planning Control Committee held on 24 May 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 Vice-Chairman welcomed the officers, general public and speakers to this Planning Control Committee Meeting;
- (2) The Vice-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 Vice-Chairman reminded Members and speakers that in line with Council policy, this meeting would be audio recorded;
- (4) The Vice-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 Vice-Chairman requested that all Members, officers and speakers announce their names before speaking;
- (6) The Vice-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 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 Vice-Chairman confirmed that 9 registered speakers and 1 Member Advocate (Councillor Collins) were present.

**6 17/04239/OP - LAND ON THE NORTH EAST SIDE OF PRIORS HILL, OPPOSITE HILL FARM AND NORTH OF DANEFIELD ROAD, PRIORS HILL, PIRTON, HERTFORDSHIRE**

**RESOLVED:** That planning application **17/04393/RM** be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the revised conditions below:

Condition 11 to read:

11. (B) The demolition / development shall take place / commence in accordance with the programme of archaeological works set out in the WSI approved under condition 10.

Condition 12 to read:

12. (C) This condition shall not be discharged until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition 10 and the provision made for analysis and publication where appropriate.

**7 17/04393/RM - LAND SOUTH WEST OF BARKWAY SOCIAL CLUB, CAMBRIDGE ROAD, BARKWAY, HERTFORDSHIRE**

**RESOLVED:** That application **17/04393/RM** be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

**8 18/00338/FP - SPRINGWOOD, PRESTON ROAD, GOSMORE, HITCHIN, HERTFORDSHIRE, SG4 7QR**

**RESOLVED:** That application **18/00338/FP** be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the following additional conditions:

Condition 10

Prior to the commencement of any construction work on site, the site shall be inspected by an ecological consultant and any Roman snails found shall be relocated to another suitable site in accordance with the advice of the ecological consultant.

Reason: In the interests of Roman snails which are a protected species.

Condition 11

For construction of the new car parking spaces, the ground shall be hand dug and no mechanical digging shall take place within the canopy of any tree.

Reason: In the interest of retaining the existing trees.

**9 17/04353/FP - FORMER LANDFILL SITE, BLAKEMORE END ROAD, LITTLE WYMONDLEY, HERTFORDSHIRE**

**RESOLVED:** That application **17/04353/FP** be **REFUSED** planning permission, for the following reason:

Reason for Refusal

**Thursday, 21st June, 2018**

The application site is located within an area designated in the North Hertfordshire District Local Plan no. 2 - with Alterations proposals map as Green Belt, within which there is a presumption against inappropriate development unless very special circumstances can be demonstrated. In the opinion of the Local Planning Authority this planning application proposes inappropriate development in the Green Belt, which would harm the Green Belt by reason of inappropriateness and cause harm to the purposes of the Green Belt as defined in paragraph 80 of the National Planning Policy Framework (NPPF) as follows. The proposal would cause harm to the purpose of safeguarding the countryside from encroachment. In the opinion of the Local Planning Authority the applicant has not demonstrated Very Special Circumstances which are sufficient to outweigh the substantial weight should be given to any harm to the Green Belt that is required under paragraph 88 of the NPPF. Furthermore, due to the scale, appearance of the development and its prominent location, demonstrable harm would be caused to the openness of the Green Belt. The proposal therefore conflicts with saved Policy 2 'Green Belt' of the North Hertfordshire District Local Plan No. 2 - with Alterations, Section 9 'Protecting Green Belt Land' of the NPPF and Policy SP5 'Countryside and Green Belt' of the submitted Local Plan 2011 - 2031.

#### Proactive Statement

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**10 17/04357/FP - LAND AT SAFELINE AVS LTD, ROYSTON BUSINESS PARK, GREENFIELD, ROYSTON, HERTFORDSHIRE, SG8 5HN**

**RESOLVED:** That application **17/04357/FP** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**11 18/00900/FP - MILESTONE, MILL LANE, ST IPPOLYTS, HITCHIN, HERTFORDSHIRE, SG4 7NN**

**RESOLVED:** That application **18/00900/FP** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**12 PLANNING APPEALS**

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