

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Spirella Ballroom,
Icknield Way, Letchworth Garden City
on Thursday, 19th July, 2018 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Sarah Dingley.

2 MINUTES - 21 JUNE 2018

RESOLVED: That the Minutes of the Meeting of the Committee held on Thursday 21 June 2018 be approved as a true record of the proceedings and be 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 announced that Members of the public and the press may use their devices to film/photograph, or do a sound recording of the meeting, but she asked them to not use flash and to disable any beeps or other sound notifications that emitted from their devices. In addition, the Chairman had arranged for the sound at this particular meeting to be recorded;
- (3) The Chairman reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question;
- (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 asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak.
- (6) The Chairman clarified that each group of speakers would have a maximum of 5 minutes. The bell would sound after 4 ½ 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 Chairman confirmed that the five registered speakers and one Councillor Advocate were present.

6 18/00191/RM HITCHIN CRICKET GROUND, LUCAS LANE, HITCHIN, HERTFORDSHIRE, SG5 2JA

RESOLVED: That planning application 18/00191/RM be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Area Planning Officer, who presented three additional conditions and an Informative. In addition, the wording to condition 5 was amended.

Condition 5 (amended wording)

Any tree felled, lopped, topped, uprooted, removed or otherwise destroyed or killed contrary to the provisions of the tree retention condition above shall be replaced during the same or next planting season with another tree of a size and species as agreed in writing by the Local Planning Authority.

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

Condition 6

Before the development is first occupied, 0.65 metre x 0.65 metre pedestrian visibility splays shall be provided and permanently maintained both sides of each driveway. They shall be measured from the point where the edges of the access way cross the highway boundary, 0.65 metres into the site and 0.65 metres along the highway boundary. Therefore forming a triangular visibility splay. Within which, there shall be no obstruction to visibility between 600mm and 2.0 metres above the footway level.

Reason: To provide adequate visibility for drivers entering and leaving the site.

Condition 7

Before the new access is first brought into use, vehicle to vehicle visibility splays of 2.4 metres by 2.6 metres in both directions shall be provided and permanently maintained. Within which there shall be no obstruction to visibility between 600mm and 2.0 metres above the footway level. These measurements shall be taken from the intersection point along the edge of the carriageway.

Reason: To provide adequate visibility for drivers entering and leaving the site.

Condition 8

The access road to the residential development shall be 5.5 metres wide, that narrows to 4.8 metres as shown on swept path analysis drawing number Drawing Number WIE/SA/95/0001 revision A07 and drawing number PL.01 revision U.

Reason: To facilitate the free and safe flow of other traffic on the highway and the safety and convenience of pedestrians and people with a disability.

Highway Informative:

HCC recommends inclusion of the following highway informative to ensure that any works within the public highway are carried out in accordance with the provisions of the Highway Act 1980:

- Works to be undertaken on the adjoining highway shall be constructed to the satisfaction of the Highway Authority and in accordance with Hertfordshire County Council publication Roads in Hertfordshire Highway Design Guide. Before proceeding with the proposed development, the applicant shall follow the link below; <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or call on 0300 1234 047 to obtain the requirements for a section 278 agreement for the associated road works as part of the development. This should be carried out prior to any development work is carried out.

Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

- Prior to commencement of the development the applicant shall contact Network Management North at NM.North@hertfordshire.gov.uk or call on 0300 1234 047 to obtain the requirements to arrange a site visit to agree a condition survey of the approach of the highway leading to the development likely to be used for delivery vehicles to the development. Under the provisions of Section 59 of the Highways Act 1980 the developer may be liable for any damage caused to the public highway as a result of traffic associated with the development. Herts County Council may require an Officer presence during movements of larger loads.

7 18/01249/FP 16 TRAHERNE CLOSE, HITCHIN, HERTFORDSHIRE, SG4 9DS

RESOLVED: That the planning application **18/01249/FP** be **REFUSED** planning permission contrary to recommendation for the following reasons:

The proposed development, by reason of the intensification of use, restricted plot size and lack of landscaping, results in an overdevelopment of the site to the detriment of the visual and residential amenities of the locality. As such, the development fails to achieve an adequately high standard of environment contrary to Policy 57 of the North Hertfordshire District Local Plan and Section 7 of the National Planning Framework.

Proactive statement amended to:

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council has not acted proactively through positive engagement with the applicant as in the Council's view the proposal is unacceptable in principle and the fundamental objections cannot be overcome through dialogue. Since no solutions can be found the Council has complied 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.

8 18/01238/FPH 8A PARK LANE, KNEBORTH, HERTFORDSHIRE, SG3 6PE

RESOLVED: That the planning application **18/01238/FPH** be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Area Planning Officer and the revised condition set out below:

Condition 3 amended to read:

1. On completion of the works hereby permitted, the extended garage shall be kept available for the parking of motor vehicles.

Reason: To ensure the provision of satisfactory car parking facilities clear of the public highway.

9 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.