

7 September 2018

Our Ref Planning 20.09.18  
Your Ref.  
Contact. Hilary Dineen  
Direct Dial. (01462) 474353  
Email. hilary.dineen@north-herts.gov.uk

To: Members of the Committee: Councillors Mike Rice (Chairman), Michael Muir (Vice-Chairman), Allen, Brown, Paul Clark, Bill Davidson, Sarah Dingley, Jean Green, Cathryn Henry, Mike Hughson, Tony Hunter, Ian Mantle, Sue Ngwala, Harry Spencer-Smith and Michael Weeks

Substitutes: Councillors David Barnard, Val Bryant, Faye Frost, Gary Grindal, Ben Lewis, Val Shanley and Terry Tyler

You are invited to attend a

## **MEETING OF THE PLANNING CONTROL COMMITTEE**

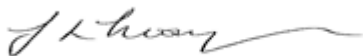
to be held in the

**COUNCIL CHAMBER, COUNCIL OFFICES,  
GERNON ROAD, LETCHWORTH GARDEN CITY**

On

**THURSDAY, 20 SEPTEMBER, 2018 AT 7.30 PM**

Yours sincerely,



Jeanette Thompson  
Service Director – Legal and Community

## **Agenda** **Part I**

<b>Item</b>	<b>Page</b>
<b>1. APOLOGIES FOR ABSENCE</b>	
<b>2. MINUTES - 19 JULY 2018</b> To take as read and approve as a true record the minutes of the meeting of this Committee held on the 19 July 2018.  These Minutes are to follow.	
<b>3. NOTIFICATION OF OTHER BUSINESS</b> Members should notify the Chairman of other business which they wish to be discussed by the Committee at the end of the business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency.  The Chairman will decide whether any item(s) raised will be considered.	
<b>4. CHAIRMAN'S ANNOUNCEMENTS</b> Members are 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, 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.	
<b>5. PUBLIC PARTICIPATION</b> To receive petitions and presentations from members of the public.	
<b>6. 17/01622/1 - THE STATION INN, STATION APPROACH, KNEBWORTH SG3 6AT REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</b>  Erection of 3 storey building to provide 9 x 2 bed flats; conversion and extension of store to 1 bed house and new vehicular access off of Station Approach (as amended by drawings received 12th and 25th October 2017).	(Pages 1 - 32)

7. **18/00584/FP - SANDON BURY FARM, SANDON, HERTFORDSHIRE SG9 0QY** (Pages 33 - 72)  
**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**
- Diversification of Sandon Bury Farm to provide an events venue and guest accommodation, comprising demolition of existing modern buildings within the Sandon Bury Farm complex, change of use of existing buildings from agricultural uses to an events venue, guest accommodation and alterations to listed and non-listed buildings (Black Barn, grain store and hay barn).
8. **18/00585/LBC - SANDON BURY FARM, SANDON, HERTFORDSHIRE SG9 0QY** (Pages 73 - 96)  
**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**
- Internal Alterations to Sandon Bury Farmhouse (grade II\* listed). Refurbishment of the Black Barn (grade II\* listed) to include overcladding, acoustic insulation work and alterations to existing openings. New building (Grainstore Barn) abutting northeast gable end of Black Barn. Link extension between Black Barn and Centre Barn. Alterations to Hay Barn and extension thereof to form covered entrance loggia. Internal and external alterations to the Dovecote (grade II listed) including the provision of a new roof. Internal and external alterations to the Couch House/garage Barn (grade II listed).
9. **18/01994/FP - 3 HOMEFIELD, HINXWORTH, BALDOCK, HERTFORDSHIRE SG7 5RX** (Pages 97 - 104)  
**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**
- Single storey side extension and single storey extension to existing garage to provide annex
10. **18/00359/RM - LAND EAST OF GARDEN WALK AND NORTH OF NEWMARKET ROAD, GARDEN WALK, ROYSTON, HERTFORDSHIRE** (Pages 105 - 120)  
**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**
- Reserved Matters application for the approval of landscaping, layout, access, scale and appearance relevant to the implementation of Phase 2 of the development under outline planning permission 14/02485/1 for residential development and community open space with access onto the A505.
11. **18/01607/FP - RIDGE FARM, RABLEY HEATH ROAD, CODICOTE, WELWYN, HERTFORDSHIRE AL6 9UA** (Pages 121 - 136)  
**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**
- Erection of 4 x 3 bedroom dwellings with attached garages, associated car parking spaces and new vehicular access onto Rabley Heath Road and ancillary works following demolition of existing buildings
12. **PLANNING APPEALS** (Pages 137 - 152)  
**REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER**

