

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber,
Council Offices, Gernon Road, Letchworth Garden City
on Thursday, 20th September, 2018 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Audio Recording – Session 1 – Start of Item - 1 minute 59 seconds

Apologies for absence had been received from Councillors Cathryn Henry and Ian Mantle.

Having given prior notice, Council Val Shanley advised that he would be substituting for Councillor Henry.

Having given prior notice, Council Val Bryant advised that she would be substituting for Councillor Mantle.

2 MINUTES - 19 JULY 2018

Audio Recording – Session 1 – Start of Item - 2 minutes 44 seconds

Committee Services had offered their apologies that the Minutes of the meeting held on 19 July 2018 had not been published.

These Minutes would be circulated to all Members of the Committee in the next couple of weeks and would be considered for agreement at the next meeting.

3 NOTIFICATION OF OTHER BUSINESS

Audio Recording – Session 1 – Start of Item - 3 minutes 3 seconds

There was no other business.

4 CHAIRMAN'S ANNOUNCEMENTS

Audio Recording – Session 1 – Start of Item - 3 minute 6 seconds

- (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 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 requested that all Members, officers and speakers announce their names before speaking;
- (5) 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

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- (6) 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

Audio Recording – Session 1 – Start of Item - 5 minutes 21 seconds

The Chairman confirmed that 6 registered speakers and 3 Member Advocates (Councillors Deakin-Davies, Jarvis and Nash) were present.

The Acting Committee and Member Services Manager informed Members that Mr John Baines, the Applicant, had advised that he no longer wished to speak on Item 10 - 18/00359/RM - Land East of Garden Walk and North of Newmarket Road, Garden Walk, Royston, Hertfordshire.

6 17/01622/1 - THE STATION INN, STATION APPROACH, KNEBworth SG3 6AT

Audio Recording of Meeting – Session 1 – Start of Item - 5 minutes 58 seconds

RESOLVED: That, in respect of application **17/01622/1**, the recommendations contained in the report of the Development and Conservation Manager be agreed.

The Chairman announced that there would be a short break to allow members of the public to leave the meeting.

7 18/00584/FP - SANDON BURY FARM, SANDON, HERTFORDSHIRE SG9 0QY

Audio Recording of Meeting – Session 2 – Start of Item - 6 seconds

RESOLVED: That application **17/04393/RM** be **DEFERRED** to enable the full and thorough assessment of the suitability and safety of all routes to the development and that this be presented to the Committee.

REASON FOR DECISION: In the interests of highway safety.

8 18/00585/LBC - SANDON BURY FARM, SANDON, HERTFORDSHIRE SG9 0QY

Audio Recording – Session 2 – Start of Item - 57 minutes 47 seconds

RESOLVED: That Listed Building application **18/00585/LBC** be **DEFERRED** until such time as planning application 17/04393/RM (Minute 40 refers) can be considered by this Committee.

The Chairman announced that there would be a short break to allow members of the public to leave the meeting.

9 18/01994/FPH - 3 HOMEFIELD, HINXWORTH, BALDOCK, HERTFORDSHIRE SG7 5RX

Audio Recording – Session 3 – Start of Item - 1 second

RESOLVED: That application **18/01994/FPH** be **GRANTED** planning permission, as per the conditions and reasons set out in the report of the Development and Conservation Manager.

10 **18/00359/RM - LAND EAST OF GARDEN WALK AND NORTH OF NEWMARKET ROAD, GARDEN WALK, ROYSTON, HERTFORDSHIRE**

Audio Recording – Session 3 – Start of Item - 4 minutes 9 seconds

RESOLVED: That Reserved Matters **18/00359/RM** be **APPROVED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager with the following amendments, deletions and additions to the conditions:

Condition 9

Condition 9 to read:

“Notwithstanding the plans submitted the development shall not commence until details of design of pedestrian footway for all persons including disabled persons that connects the Phase 2 development site with circular footway approved within Phase 1 of the wider site has been submitted to and approved in writing by the Local Planning Authority and the Highway Authority. The facilities shall be provided in accordance with the approved details before the development is occupied or use commences.

Reason: In the interests of access for all within the site.”

Condition 10

That Condition 10 be deleted.

Condition 16

Condition 16 to read:

“Notwithstanding the plans hereby approved, an amended site plan and elevation details showing provision of covered external residential storage for dwellings must be submitted to and approved in writing by the Local Planning Authority. Such details should include provision for covered storage of residential paraphernalia (garden equipment), secure cycle storage for the occupants of the residential units, as well as bin stores. 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 and promote storage of waste receptacles off-street in the interests of the living conditions of future occupiers and the character and quality of the development.”

Additional Condition

That the following condition be added:

“That the first floor windows in elevations of plots referred to in Paragraph 4.3.28 are fitted with obscure glass.”

11 **18/01607/FP - RIDGE FARM, RABLEY HEATH ROAD, CODICOTE, WELWYN, HERTFORDSHIRE AL6 9UA**

Audio Recording – Session 3 – Start of Item - 14 minutes 31 seconds

RESOLVED: That application **18/00273/FP** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager and the additional Condition and Informative set out below.

Condition 19

The development hereby permitted shall be carried out in accordance with the recommendations set out in paragraph 4.3 of the submitted Cherryfield Ecology report as updated September 2018.

Reason: To protect and enhance biodiversity in accordance with Section 15 of the National Planning Policy Framework.

Ecology Informative

In the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England: 0300 060 3900.

12 PLANNING APPEALS

Audio Recording – Session 3 – Start of Item - 25 minutes 4 seconds

RESOLVED:

- (1) That the report entitled Planning Appeals be noted;
- (2) That the Development and Conservation Manager be requested to send a copy of the NPPF 2018 to all Members and Substitutes of this Committee.

13 FIRE SAFETY AND AUDIO VISUAL EQUIPMENT

Audio Recording – Session 1 – Start of Item - 14 seconds

The Acting Committee and Member Service Manager gave advice regarding fire safety.

The Acting Committee and Member Services Manager informed Members that new Audio Visual equipment and voting system had been installed in the Council Chamber.

She explained how the audio visual and voting systems worked and that voting would now take place using the unit in front of each Member instead of the raising of hands.

Once each vote had taken place the result, including who voted and how would appear on the screens around the Chamber.