

# 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, 13th December, 2018 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors

Councillor Mike Rice  
Councillor Bill Davidson  
Councillor Ian Mantle  
Councillor Mike Hughson  
Councillor Cathryn Henry

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

### 2 MINUTES - 15 NOVEMBER 2018

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 15<sup>th</sup> November 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 PUBLIC PARTICIPATION

The Chairman confirmed that there were 10 registered speakers of which 3 Member Advocates were present.

### 5 CHAIRMAN'S ANNOUNCEMENTS

- (1) The Chairman announced that if the fire alarm were to sound, it would not be a test so all Members were advised that they would need to leave as quickly as possible by the nearest exit and if there was anyone with mobility issues, they were to alert a member of staff.
- (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 he 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 announced that Members of the Public had five minutes for each group. This would also apply to Members Advocates. The bell would sound after 4½ minutes as a warning and then again at 5 minutes to signify that the presentation must cease;

- (4) 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. Members who declared a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members who wished to declare a declarable interest must exercise a 'Councillor's Speaking Right' and must declare this at the time as an interest, move to the public area before speaking to the item and then must leave the room before the debate and vote;
- (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 18/01726/FP LAND WITHIN, RUSH GREEN MOTORS, LONDON ROAD, LANGLEY, HERTFORDSHIRE**

**RESOLVED:** That the planning application for erection and use of a concrete batching plant 18/01726/FP be **DEFERRED**.

**REASON:** Awaiting written confirmation from the Secretary of State that he wished to call in the application.

**7 18/02515/S73 FORMER HAMILTON BILLIARDS AND GAMES CO, PARK LANE, KNEBWORTH, HERTS, SG3 6PJ**

**RESOLVED:** That Planning application 18/02515/S73 be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**8 18/02194/OP HEATH FARM, POTTERSHEATH ROAD, POTTERSHEATH, HERTFORDSHIRE, AL6 9ST**

**RESOLVED:** That Planning application 18/02194/OP be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**9 18/02299/FP THE GABLES, HIGH STREET, BARLEY, ROYSTON, HERTFORDSHIRE, SG8 8HY**

**RESOLVED:** That, application 18/02299/FP be **REFUSED** planning permission, as per the Senior Conservation Officer's recommendations.

**REASON:** The principle of residential development on this site would harm the character and appearance of the Barley Conservation Area as it would result in the loss of the existing open land which represents a transitional area from the village fringe to the rural countryside and which commands an important role in providing the rural setting of the Barley Conservation Area. The proposal would therefore harm the special character of the Barley Conservation Area and to a lesser extent, the setting of 'White Posts' a grade II listed building. The in-principle harm would be further exacerbated by the poor standard of design included as part of this proposal, which would be at odds with the semi-rural, edge-of-village context and which would fail to provide a cohesive appearance and form of development. Although the degree of harm is considered to be less than substantial, the public benefits of the proposal do not outweigh the harm that has been identified and which has been afforded significant weight. As a consequence the proposed development is contrary to Policies 6 and 57 of the North Hertfordshire District Local Plan No. 2 - with Alterations, Policies SP5, SP9, SP13, D1, CGB1 and HE1 of the Emerging North Hertfordshire Local Plan 2011-2031 as Modified and Sections 12 and 16 of the National Planning Policy Framework 2018.

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At the request of one of the Members, The Chairman announced that there would be a comfort break of five minutes.

**10 18/02083/FPH 14 CLAYMORE DRIVE, ICKLEFORD, HITCHIN, HERTFORDSHIRE, SG5 3UB**

**RESOLVED:** *That Planning application 18/028083/FPH be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.*

**11 PLANNING APPEALS**

The Principal Planning Officer presented the report entitled Planning Appeals and drew attention to the following:

- 68 Danescroft Letchworth:
- Land North of Mill Croft, Royston Road, Barkway:
- The Cabinet in Reed:
- The Station in Ashwell:
- Members must find Substitutes if they are unable to attend a meeting.