

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

**PLANNING CONTROL COMMITTEE**

**MEETING HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES. GERON ROAD,  
LETCWOTH GARDEN CITY ON THURSDAY, 14TH FEBRUARY, 2019 AT 7.30 PM**

**MINUTES**

**Present:** *Councillors Councillor Michael Muir (Vice-Chairman), Daniel Allen, Ruth Brown, Paul Clark, Bill Davidson, Sarah Dingley, Jean Green, Mike Hughson, Tony Hunter, Ian Mantle, Sue Ngwala, Harry Spencer-Smith and Michael Weeks*

**In Attendance:** *Simon Ellis (Development and Conservation Manager) and Nurainatta Katevu (Planning Lawyer) and Amelia McNally (Committee and Member Services Officer)*

**Also Present:** *At the commencement of the meeting approximately 36 members of the public, including registered speakers.*

**10 APOLOGIES FOR ABSENCE**

*Audio Recording – Start time of Item – 1 seconds*

Apologies for absence were received from Councillor Mike Rice

Councillor Barnard declared that he was substituting for Councillor Mike Rice

**11 MINUTES - 13 DECEMBER 2018**

Audio Recording – Start time of Item – not dictated

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 13<sup>th</sup> December 2018 would be approved as a true record of the proceedings and be signed by the Chairman at the next meeting as they were unavailable.

**12 MINUTES - 16 JANUARY 2019**

*Audio Recording – Start time of Item – not dictated*

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 16<sup>th</sup> January 2019 would be approved as a true record of the proceedings and be signed by the Chairman at the next meeting as they were unavailable.

**13 NOTIFICATION OF OTHER BUSINESS**

*Audio Recording – Start time of Item – 10 seconds*

There was no other business notified.

**14 CHAIRMAN'S ANNOUNCEMENTS**

*Audio Recording – Start time of Item – 15 Seconds*

- (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 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 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.

**15 PUBLIC PARTICIPATION**

*Audio Recording – Start time of Item – 3 minutes and 8 seconds*

The Chairman confirmed that the 7 registered speakers and 2 Member Advocates were present.

**16 17/04419/FP LAND SOUTH OF 1A, LOWER GOWER ROAD, ROYSTON, HERTFORDSHIRE SG8 5EA**

*Audio Recording – Start time of Item – 4 minutes and 7 seconds*

*Demolition of existing buildings to facilitate the erection of 16 residential dwellings with associated access, parking, landscaping and amenity (design amended 16/11/2018).*

*The Area Planning Officer provided updates in respect of planning application 17/04419/FP, supported by a visual presentation consisting of photographs and plans.*

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The following Members asked questions or sought clarification from the Area Planning Officer regarding the presentation of the report:

- Councillor Ruth Brown
- Councillor Paul Clark
- Councillor Michael Weeks
- Councillor Harry Spencer-Smith
- Councillor Ian Mantle

The Chairman announced that because the speakers wanted to share the slot, they had formally requested in writing to extend the five minutes which Chairman agreed would be increased to 8 minutes.

The following people made a presentation in objection to the application:

- Georgina Huish-Arnold
- Patrick Bolton

The following Members asked clarification of Ms Huish-Arnold's presentation:

- Councillor Michael Weeks
- Councillor Sue Ngwala

The following people made a presentation in support of the application:

- Mr Matthew Woodhead

The following Members asked clarification of Mr Woodhead's presentation:

- Councillor Ruth Brown
- Councillor Spencer-Smith
- Councillor Jean Green

The Planning Officer thanked the Chairman and responded to any issues of concern raised.

The Committee debated the application. The following Members contributed to the debate:

- Councillor Paul Clark
- Councillor Tony Hunter
- Councillor Harry Spencer-Smith
- Councillor Sue Ngwala
- Councillor Michael Weeks
- Councillor Jean Green
- Councillor Ian Mantle

The Committee debated the application and upon being moved by Councillor Weeks seconded by Councillor Hunter and put to vote, it was:

**RESOLVED:** That Planning application 17/04419/FP be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**17 18/01622/FP LAND TO THE EAST OF BEDFORD ROAD AND WEST OF OLD RAMERICK MANOR, BEDFORD ROAD, ICKLEFORD, HERTFORDSHIRE**

This application had been withdrawn from the Agenda to allow further negotiations between the Applicant and the Local Planning Authority. The application will be reported to a future meeting of the Planning Control Committee.

**18 18/02586/OP 68 LONDON ROAD, BALDOCK, HERTFORDSHIRE SG7 6JL**

*Audio Recording – Start time of Item – 57 minutes and 28 minutes*

*Outline application for the proposed residential development of 10 houses following demolition of existing property and workshop, accessed via existing driveway from London Road and extension to Knights Court of Weston Way, with all matters reserved except layout and access.*

*The Area Planning Officer provided updates in respect of planning application 18/02586/OP including the Highway Authority's objection supported by a visual presentation consisting of photographs and plans.*

The following Members asked questions or sought clarification from the Area Planning Officer regarding the presentation of the report:

- Councillor Paul Clark
- Councillor Michael Weeks

The following people made a presentation in objection to the application:

- Dr Angelina Parsons (Jo Parsons) - Objector
- Mr Stuart Hopewell – Objector
- Councillor Jim McNally – Member Advocate (Objector)

The following people made a presentation in support of the application:

- Mr Ian Saunders - Supporter

The Planning Officer thanked the Chairman and responded to any issues of concern raised.

The following Members asked questions or sought clarification from Councillor McNally regarding his presentation:

- Councillor Daniel Allen

The Area Planning Officer responded to questions arising from the speakers' presentations and questions were raised from the following Members:

- Councillor Ian Mantle

The Committee debated the application and upon being moved by Councillor Paul Clark, was seconded and put to vote and it was:

**RESOLVED:** *That Planning application 18/02586/OP be **REFUSED** Planning Permission, subject to the reasons set out in the report of the Development and Conservation Manager.*

**19 18/02320/FP LAND TO REAR OF PUTTERIDGE HIGH SCHOOL AND COMMUNITY COLLEGE, PUTTERIDGE ROAD, OFFLEY, HERTFORDSHIRE**

*Audio Recording – Start time of Item – 1 hour 40 minutes and 14 seconds*

*Retention of cricket wicket; fencing around pond and bunding along boundary as a variation to the approved use and landscaping (LPA refs: 08/02926/1, 12/00359/1DOC and 12/00532/1DOC)*

*Simon Ellis, the Planning Control and Conservation Manager Area Planning Officer provided updates in respect of planning application 18/02320/FP, supported by a visual presentation consisting of slides.*

The following Members asked questions or sought clarification from Simon Ellis the Planning Control and Conservation Manager regarding the presentation of the report:

- Councillor Harry Spencer-Smith
- Councillor Jean Green

The following people made a presentation in objection to the application:

- Councillor David Barnard (Member Advocate)

The Chairman thanked Simon Ellis for his presentation and invited him to respond to any points raised by Councillor Barnard.

The following Members asked clarification of Simon Ellis' presentation:

- Councillor Harry Spencer-Smith

The Committee debated the application. The following Members contributed to the debate:

- Councillor Michael Weeks

The following Members voted to accept the application:

- Councillor Daniel Allen and seconded by Councillor Sarah Dingley

The following Members proposed an amendment to the proposal:

- Councillor Harry Spencer-Smith which was seconded by Councillor Mike Hughson

The following Members required clarification as to what exactly what being voted upon:

- Councillor Ian Mantle

The following Members voted to refuse the application:

- Councillor Weeks, seconded by Councillor Paul Clark

Any areas of confusion were clarified by the Lawyer and having been put to vote, it was:

**RESOLVED:** *In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council made a **SPLIT DECISION** for the development proposed by you in your application received with sufficient particulars on 24 October 2018:*

#### **DEVELOPMENT A – APPROVED**

1. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

**REASON:** To ensure the development was carried out in accordance with details which form the basis of this grant of permission.

#### **DEVELOPMENT B - REFUSED**

1. The amendments to the agreed landscaping scheme, specifically the artificial surface and bunding, would cause unacceptable harm to a registered heritage asset contrary to provisions in Section 16 of National Planning Policy Framework as supported by Policy 19 of North Hertfordshire District Local Plan No.2 with Alterations and Policy HE1 of the emerging Local Plan 2011 - 3031.
2. The application site was located within an area designated in the North Hertfordshire District Local Plan no. 2 - with Alterations proposals map as Green Belt, although not inappropriate development, in the opinion of the Local Planning Authority this planning application to vary the approved landscaping scheme for the sporting facilities approved by appeal reference No. APP/X1925/A/09/2111993 cause demonstrable harm to the openness of the Green Belt and cause harm to the purpose of safeguarding the countryside from encroachment. In the opinion of the Local Planning Authority the applicant had not demonstrated Very Special Circumstances which were sufficient to outweigh the substantial weight that should be given to any harm to the Green Belt that was required under paragraph 144 of the NPPF. The work therefore conflicted with saved Policy 2 'Green Belt' of the North Hertfordshire District Local Plan No. 2 - with Alterations, Policy SP5 'Countryside and Green Belt' and Section 13 'Protecting Green Belt Land' of the NPPF.

## **20 PLANNING APPEAL DECISIONS**

Audio Recording – Start time of Item – 2 hours, 14 minutes and 30 seconds

The Senior Planning Officer drew the Member's attention to the following:

**Land off Holwell Road, Pirton, Hertfordshire, SG5 3QU**

This appeal was dismissed.

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**The Station Inn, Station Approach, Knebworth, Hertfordshire, SG3 6AT**

The appeal was allowed and Planning Permission was granted.

**21 PLANNING APPEALS**

***RESOLVED*** that the report regarding planning appeals be noted.

The meeting closed at 9:50pm