

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

**Meeting of the Planning Control Committee held in the Council Chamber,
District Council Offices. Gernon Road, Letchworth Garden City
on Thursday, 30th May, 2019 at 7.30 pm**

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ruth Brown, Councillor Val Bryant, Councillor Mike Hughson, Councillor Ian Moody, Councillor Sean Prendergast, Councillor Val Shanley.

Having given due notice the following Councillors advised that they would be substituting:

Councillor Sam Collins for Councillor Ruth Brown;
Councillor Adem Ruggiero-Cakir for Councillor Mike Hughson;
Councillor David Barnard for Councillor Ian Moody;
Councillor Michael Muir for Councillor Val Shanley.

2 MINUTES - 13 DECEMBER 2018

RESOLVED: That the Minutes of the Meeting of the Committee held on 13 December 2018 be approved as a true record of the proceedings and be signed by the Chairman.

3 MINUTES - 16 JANUARY 2019

RESOLVED: That the Minutes of the Meeting of the Committee held on 16 January 2019 be approved as a true record of the proceedings and be signed by the Chairman.

4 MINUTES - 14 FEBRUARY 2019

RESOLVED: That the Minutes of the Meeting of the Committee held on 14 February 2019 be approved as a true record of the proceedings and be signed by the Chairman.

5 MINUTES - 14 MARCH 2019

RESOLVED: That the Minutes of the Meeting of the Committee held on 14 March 2019 be approved as a true record of the proceedings and be signed by the Chairman.

6 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

7 CHAIRMAN'S ANNOUNCEMENTS

- (1) The Chairman thanked Councillor Mike Rice for his previous Chairmanship of the Committee;
- (2) The Chairman thanked those who are no longer Members of this Committee, Councillors ;
- (3) The Chairman welcomed Councillors Val Bryant, Morgan Derbyshire, David Levett, Ian Moody, Sean Prendergast and Val Shanley who are new to the Committee;

- (4) The Chairman advised that, In accordance with Council policy this meeting was being audio recorded. Members of the public and the press may use their devices to film/photograph, or do a sound recording of the meeting, but should not disturb the meeting;

- (5) Please could Members, officers and public speakers announce their names each time they speak and speak directly into the microphones to assist members of the public;

- (6) To clarify matters for the registered speakers:

Members of the public have 5 minutes for each group of speakers i.e. 5 minutes for objectors and 5 minutes for supporters. This 5 minute time limit also applies to Member Advocates.

The bell will sound after 4½ minutes as a warning and again at 5 minutes, to signify that the speaker must cease.

In the case of Item 11 – each group of speakers have 8 minutes.

- (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, wishing 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.

8 PUBLIC PARTICIPATION

The Chairman confirmed that the 10 registered speakers and 2 Member Advocates were present.

9 19/00201/FPH 8 GUN MEADOW AVENUE, KNEBWORTH, HERTS, SG3 6BS

RESOLVED: That application 19/00201/FPH be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

10 19/00151/FPH 8 GUN MEADOW AVENUE, KNEBWORTH, HERTS, SG3 6BS

RESOLVED: That application 19/00151/FPH be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the additional conditions and reasons below:

- 3 Prior to the commencement of the development hereby permitted, full details of the external materials of the development shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be carried out in complete accordance with the approved details or particulars.

Reason: In the interest of visual amenity and to ensure the external finish of the development adjoining the footpath is of an appropriate standard.

- 4 Prior to the commencement of the development hereby permitted, full details of the rainwater drainage and guttering arrangements associated with this development shall be submitted to and approved in writing by the Local Planning Authority. Such works

Thursday, 30th May, 2019

shall thereafter be carried out in complete accordance with the approved details or particulars prior to the first occupation of the development and thereafter retained and maintained in perpetuity to the satisfaction of the Local Planning Authority.

Reason: To ensure that rainwater runoff from this development does not spill over to the adjoining footpath in the interests of pedestrian safety and amenity.

11 19/01622/FP LAND TO THE EAST OF BEDFORD ROAD AND WEST OF OLD RAMERICK MANOR, BEDFORD ROAD, ICKLEFORD, HERTFORDSHIRE

Councillor David Barnard, advised that he would be speaking as a Member Advocate and moved to the public area to make his presentation. Once he had made his presentation he left the room for the remainder of the Item.

RESOLVED:

- (1) That application 19/01622/FP be **DEFERRED** on the grounds that consideration of the application should await the publication of the Emerging Local Plan 2011 – 2031 Inspectors report;
- (2) That Officers be requested to invite County Council Education and Highways Officers to attend the meeting at which this application is reconsidered.

Councillor Barnard returned to the room and to the Committee.

The Chairman advised that there would be a 5 minute comfort break.

12 19/00317/FP 11 ROYAL OAK LANE, PIRTON, HITCHIN, HERTS, SG5 3QT

Councillor David Barnard, advised that he would be speaking as a Member Advocate and moved to the public area to make his presentation. Once he had made his presentation he left the room for the remainder of the Item.

RESOLVED: That application 19/00317/FP be **DEFERRED** to enable consultation and further consideration by officers of the amended layout plan tabled at the meeting.

Councillor Barnard returned to the room and the Committee.

13 18/03347/FP 189 HIGH STREET, CODICOTE, HITCHIN, HERTS, SG4 8UD

RESOLVED: That application 18/0334/FP be **REFUSED** planning permission on the grounds that the proposal would comprise inappropriate development in the Green Belt and in the opinion of the Local Planning Authority there are no very special circumstances that would outweigh the harm caused to the Green Belt by reason of inappropriateness and harm to openness. The development would therefore conflict with Section 13 of the National Planning Policy Framework, Policy 2 of the North Hertfordshire Local Plan 1996 with Alterations, Policy SP5 of the Emerging Local Plan.

Councillor Daniel Allen left the meeting.

14 19/00762/FPH HOWLETT'S FARM, GAS LANE, BARKWAY, ROYSTON, HERTS, SG8 8ET

Councillor Gerald Morris, who had been sitting in the public gallery, left the room, as this application related to his property.

RESOLVED: That application 19/00762/FPH be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

15 18/02910/TCA LAND OPPOSITE 35 GERNON ROAD, LETCHWORTH GARDEN CITY, HERTS

Councillor David Levett declared a disclosable interest in that one of the objectors to this Tree Preservation Order was his landlord. He advised that he would leave the room and take no part in the debate and vote.

RESOLVED: That the temporary Tree Preservation Order 18/02910/TCA be **CONFIRMED** without modifications.

16 APPEALS DECISION

RESOLVED: That the report entitled Appeals Decision be noted