

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES. GERONON ROAD, LETCHWORTH GARDEN CITY
ON THURSDAY, 18TH JULY, 2019 AT 7.30 PM**

MINUTES

Present: *Councillors Councillor Terry Tyler (Chairman), Councillor Daniel Allen (Vice-Chairman), Val Bryant, Morgan Derbyshire, Tony Hunter, David Levett, Ian Mantle, Ian Moody, Sue Ngwala, Sean Prendergast, Mike Rice and Val Shanley*

In Attendance: *Simon Ellis (Development and Conservation Manager), Tom Rea (Principal Planning Officer), Kate Poyser (Senior Planning Officer), Nurainatta Katevu (Legal Advisor) and Amelia McInally (Committee Member and Scrutiny Officer)*

Also Present: *At the commencement of the meeting approximately 47 members of the public, including 8 registered speakers.*

17 APOLOGIES FOR ABSENCE

Audio Recording (Session 1) – Start of Item – 12 Seconds

Apologies for absence were received from Councillors Ruth Brown, Mike Hughson and Michael Weeks.

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

Councillor Tom Tyson for Councillor Ruth Brown;
Councillor Kay Tart for Councillor Mike Hughson; and
Councillor Michael Muir for Councillor Michael Weeks.

18 MINUTES - 30 MAY 2019

Audio Recording (Session 1) – Start of Item – 26 Seconds

RESOLVED: That the Minutes of the Meeting of the Planning Control Committee held on 30 May 2019 be approved as a true record of the proceedings and be signed by the Chairman.

19 NOTIFICATION OF OTHER BUSINESS

Audio Recording (Session 1) – Start of Item – 38 Seconds

There was no other business notified.

20 CHAIRMAN'S ANNOUNCEMENTS

Audio Recording (Session 1) – Start of Item – 42 Seconds

- (1) The Chairman welcomed those present at the meeting, especially those who had attended to give a presentation;
- (2) The Chairman welcomed Officers at the meeting from both North Hertfordshire District Council and Hertfordshire County Council.
- (3) The Chairman advised that, in accordance with Council Policy, the meeting would be audio recorded and members of the public and the press may use their devices to film/photograph, but should not disturb the meeting;
- (4) The Chairman reminded Members, Officers and Public Speakers to announce their names each time they spoke and to speak directly into the microphones to assist members of the public;
- (5) To clarify matters for the registered speakers the Chairman informed as follows:
 - Members of the public had 5 minutes for each group of speakers i.e. 5 minutes for objectors and 5 minutes for supporters. That 5 minute time limit also applied to Member Advocates.
 - The bell would sound after 4½ minutes as a warning, and again at 5 minutes to signify that the speaker must cease; and
- (6) The Chairman reminded Members 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 a Declarable Interest and were required to notify the Chairman of the nature of any interest declared at the commencement of the relevant item on the agenda. Members who declared a Disclosable Pecuniary Interest were required to withdraw from the meeting for the duration of the item. Members who declared 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.

21 PUBLIC PARTICIPATION

Audio Recording (Session 1) – Start of Item – 2 Minutes, 39 Seconds

The Chairman confirmed that the 4 registered speakers and 2 Member Advocates were present.

The Chairman introduced attending Officers to assist with any queries on the LS1 Application (18/01622/FP) as follows:

Antony Proietti , Growth & Infrastructure Unit Team Leader – Hertfordshire County Council Education

Alice Bearton, School Planning Officer – Herts County Council, Children's Services

John Rumble, Head of Environment Resource Planning - Herts County Council, Lead Local Flood Authority

Roger Taylor, Area Development Manager – Hertfordshire Highways

David Carr - NHDC Environmental Protection Officer

Mark Simmons – NHDC Conservation Officer

Nigel Smith – NHDC Strategic Planning Manager

22 18/01622/FP LAND TO THE EAST OF BEDFORD ROAD AND WEST OF OLD RAMERICK MANOR, BEDFORD ROAD, ICKLEFORD, HERTFORDSHIRE

Audio Recording (Session 1) – Start of Item – 4 Minutes, 33 Seconds

The Principal Planning Officer presented the report in respect of application 18/01622/FP supported by a visual presentation consisting of photographs and plans.

The Principal Planning Officer informed Members of the Committee that the application was now the subject of an appeal to be heard by a Public Inquiry.

The Principal Planning Officer explained that due to the Planning Control Committee resolving to defer consideration of the application until the publication of the emerging North Herts Local Plan Examination Inspector's report at the last meeting on 30 May 2019. The Local Planning Authority, (LPA) - had received notification of the applicant's intention to lodge an appeal against the non—determination of the Planning Application. The LPA had since, received confirmation from the Planning Inspectorate. The Appeal had been fast tracked and a hearing date of 15 October 2019 for three days had been set with a decision letter to be issued on or before 18 December 2019

The Principal Planning Officer, for clarification, informed Members of the Committee that as part of the Appeal, a decision was required at that evenings meeting, as to whether or not planning permission would have been refused or granted.

Ickleford Parish Councillor Ryan Harper thanked the Chairman for the opportunity to address the Committee and made a presentation in objection to the application

No questions were asked of Mr Harper's presentation.

Councillor Sam North, Member Advocate, thanked the Chairman for the opportunity to address the Committee and gave a verbal presentation in objection to application 18/01622/FP.

The following Members asked questions or sought clarification of Councillor North's presentation:

- Councillor Kay Tart
- Councillor David Levett
- Councillor Sue Ngwala

Mr Geoff Armstrong from Armstrong Rigg Planning thanked the Chairman for the opportunity to address the Committee and gave a verbal presentation in support of the application.

The following Members asked questions or sought clarification of Mr Armstrong's presentation:

Councillor Daniel Allen (Vice-Chairman)
Councillor David Levett

The Principal Planning Officer clarified details regarding some of the questions asked with the assistance of specialist information from:

John Rumble, The Head of Environmental Resource Planning – Hertfordshire County Council,
Lead Local Flood Authority
Antony Proietti , Growth & Infrastructure Unit Team Leader – Hertfordshire County Council
Education

Roger Taylor, Area Development Manager – Hertfordshire Highways

David Carr, NHDC Environmental Protection Officer

Alice Bearton, School Planning Officer – Herts County Council, Children’s Services

The following Members asked questions and took part in the debate:

- Councillor Daniel Allen
- Councillor Val Bryant
- Councillor Tony Hunter
- Councillor David Levett
- Councillor Ian Mantle
- Councillor Michael Muir
- Councillor Mike Rice
- Councillor Kay Tart
- Councillor Tom Tyson

After a lengthy debate, it was proposed by Councillor Michael Rice, seconded by Councillor Morgan Derbyshire and upon the vote:

RESOLVED: That, in respect of application 18/01622/FP, the Planning Control Committee support the Planning Officer recommendation set out in section 9 of the Committee report as follows:

- 9.1 That the Planning Control Committee resolved the following in relation to the submitted appeal against non-determination of application ref: 18/01622/FP;
- 9.2 A) That North Hertfordshire District Council advised the Planning Inspectorate that had it determined Planning Application ref: 18/01622/FP, it would have resolved to grant planning permission subject to the completion of a satisfactory legal agreement, and that the planning conditions and informatives as set out in the Committee Report to the NHDC Planning Control Committee, 30th May 2019 (Agenda item 11);
- 9.3 B) That North Hertfordshire District Council advised the Planning Inspectorate that it did not wish to contest the appeal against non-determination of Planning Application ref: 18/01622/FP (Appeal ref: APP/X1925/W/3232512) subject to the Council’s participation in the completion of a satisfactory legal agreement and appropriate conditions and informatives.

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

23 16/01797/1 LAND REAR OF 4-14 , CLAYBUSH ROAD, ASWELL, SG7 5RA - THIS ITEM HAS BEEN WITHDRAWN

Application 16/01797/1 had been withdrawn from the Agenda.

24 18/03348/FP VINE COTTAGE, MAYDENCROFT LANE, GOSMORE, HITCHIN, HERTS, SG4 7QB

Audio Recording (Session 2) – Start of Item – 28 Seconds

The Principal Planning Officer advised of updates and presented the report in respect of application 18/03348/FP supported by a visual presentation consisting of photographs and plans.

Ms Rebecca Elliott thanked the Chairman for the opportunity to address the Committee and gave a verbal presentation in objection of the application.

The following Members asked questions of Ms Elliott's presentation:

- Councillor David Levett
- Councillor Kay Tart

Councillor Faye Frost, Member Advocate, thanked the Chairman for the opportunity to address the Committee and gave a verbal presentation in objection of application 18/03348/FP.

Mr Simon Michell, the Applicant, thanked the Chairman for the opportunity to address the Committee and gave a verbal presentation in support of application 18/03348/FP.

The following Members asked questions of clarification of Mr Michell's presentation:

- Councillor Ian Mantle
- Councillor Michael Muir
- Councillor Michael Rice

The Senior Planning Officer responded to issues raised during the speaker's presentation, with the assistance of specialist information from:

Mark Simmons (NHDC Conservation Officer)

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

- Councillor Daniel Allen
- Councillor Tony Hunter
- Councillor David Levett
- Councillor Michael Muir
- Councillor Terry Tyler

It was moved by Councillor Michael Muir, seconded by Councillor Daniel Allen and upon the vote:

RESOLVED: That, subject to the amended condition 10 below, application 18/03348/FP be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

Condition10:

Prior to the commencement of the relevant phase of works all details of soft and hard landscape works and details of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Any existing trees to be lost shall be replaced by 3 new trees of a standard size. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity

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

25 19/000317/FP 11 ROYAL OAK LANE, PIRTON, HITCHIN, HERTFORDSHIRE, SG5 3QT

Audio Recording (Session 3) – Start of Item – 1 Minute, 18 Seconds

The Senior Planning Officer reminded Members that application 19/000317/FP had been deferred at the previous Planning Control Committee Meeting to allow amended plans to be assessed and enable consultation and further consideration by officers had now been brought back to that evenings meeting.

The Senior Planning Officer advised of updates to the report and presented in respect of planning application 19/000317/FP supported by a visual presentation consisting of photographs and plans.

The following Members asked questions or sought clarification from the Senior Planning Officer:

- Councillor David Levett
- Councillor Mike Rice

Mr Tom Gammell, applicant and Ms Charlotte Fausset, architect thanked the Chairman for the opportunity to address the Committee in favour of the planning application 19/000317/FP.

The following Members asked questions:

- Councillor Daniel Allen
- Councillor Michael Muir

The following Members asked questions and took part in the debate:

- Councillor David Levett
- Councillor Ian Mantle
- Councillor Kay Tart

It was proposed by Councillor David Levett, seconded by Councillor Mike Rice and upon the vote:

RESOLVED: That application 19/000317/FP be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

26 18/02132/S73 EAST LODGE, LILLEY BOTTOM, LILLEY, LUTON, HERTFORDSHIRE, LU2 8NH

Audio Recording (Session 3) – Start of Item – 24 Minutes, 45 Seconds

Variation of Condition 4 (Opening Times) as attached to Planning Application 17/04255/FP granted on 29/05/2018

The Senior Planning Officer provided updates to the report in respect of planning application 17/04255/FP, supported by a visual presentation.

There were no registered speakers in attendance for that application.

The following Members asked questions or sought clarification from the Senior Planning Officer and the Development and Conservation Manager:

- Councillor Daniel Allen
- Councillor Val Bryant
- Councillor Mike Rice
- Councillor Michael Muir

The Committee debated the application and it was proposed by Councillor Daniel Allen, seconded by Councillor Morgan Derbyshire and upon the vote:

RESOLVED: That application 18/02132/S73 be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

27 19/00201/FPH 8 GUN MEADOW AVENUE, KNEBWORTH, HERTFORDSHIRE, SG3 6BS

Audio Recording (Session 3) – Start of Item – 31 Minutes, 26 Seconds

Insertion of front and rear pitched roof dormer windows and roof lights to side elevations of roof to facilitate loft conversion.

The Development and Conservation Manager advised of updates to the report and presented the report in respect of application 19/00201/FPH supported by a visual presentation.

There were no registered speakers for that application.

It was proposed by Councillor Michael Muir, seconded by Councillor Mike Rice and upon the vote:

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.

28 PLANNING APPEALS

Audio Recording – Start of Item – 34 Minutes, 58 Seconds

Thursday, 18th July, 2019

The Development and Conservation drew the attention of the Members to the Appeal Decisions within the report, confirming that all had been dismissed

RESOLVED: That the report entitled Appeal Decision be noted.

Audio Recording of Meeting

The meeting closed at 10.20 pm

Chairman