

NORTH HERTFORDSHIRE DISTRICT COUNCIL



9 August 2019

Our Ref Planning Control Committee
Your Ref.
Contact. Amelia McInally
Direct Dial. 01462 474514
Email. amelia.mcinally@north-herts.gov.uk

To: Members of the Committee: Councillors Terry Tyler (Chairman), Daniel Allen, (Vice-Chairman), Ruth Brown, Val Bryant, Morgan Derbyshire, Mike Hughson, Tony Hunter, David Levett, Ian Mantle, Ian Moody, Sue Ngwala, Sean Prendergast, Mike Rice, Val Shanley and Michael Weeks

Substitutes: Councillors David Barnard, Sam Collins, George Davies, Gary Grindal, Michael Muir, Kay Tart and Tom Tyson

You are invited to attend a

MEETING OF THE PLANNING CONTROL COMMITTEE

to be held in the

**COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES.
GERNON ROAD, LETCHWORTH GARDEN CITY**

On

THURSDAY, 22ND AUGUST, 2019 AT 7.30 PM

****MEMBERS PLEASE ENSURE THAT YOU DOWNLOAD ALL
AGENDAS AND REPORTS VIA THE MOD.GOV APPLICATION
ON YOUR TABLET BEFORE ATTENDING THE MEETING****

Yours sincerely,

Jeanette Thompson
Service Director – Legal and Community

Agenda **Part I**

Item	Page
1. APOLOGIES FOR ABSENCE	
2. MINUTES - 18 JULY 2019 To take as read and approve as a true record the minutes of the meeting of this Committee held on the 18 July 2019.	(Pages 5 - 12)
3. NOTIFICATION OF OTHER BUSINESS Members should notify the Chairman of other business which they wish to be discussed by the Committee at the end of the business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency. The Chairman will decide whether any item(s) raised will be considered.	
4. CHAIRMAN'S ANNOUNCEMENTS Members are 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.	
5. PUBLIC PARTICIPATION To receive petitions and presentations from members of the public.	
6. 17/00110/1 - LAND SURROUNDING BURLOES COTTAGES, NEWMARK ROAD, ROYSTON REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Outline application for up to 325 dwellings including single site access and temporary construction access, with all other matters reserved including landscaping (including open space, and pedestrian links), appearance, layout and scale.	(Pages 13 - 36)
7. 19/00386/RM LAND ADJACENT AND TO THE EAST OF MCDONALDS RESTAURANT, BALDOCK ROAD, ROYSTON, HERTFORDSHIRE SG8 9NT REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Approval for the reserved matters, (appearance, landscaping, layout and scale) for 279 dwellings and associated works, (permission in outline granted under 16/00378/1).	(Pages 37 - 56)

8. **18/01814/FP BAILEYS CLOSE FARM, PASTURE LANE, BREACHWOOD GREEN, HERTFORDSHIRE SG4 8NY** (Pages 57 - 82)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Residential development comprising of 2 x 2 bedroom bungalows, 6 x 2 bedroom houses and 6 x 3 bedroom houses with associated landscaping, parking and vehicular access following demolition of existing commercial buildings.
9. **18/02684/FPH 4 STANDHILL CLOSE, HITCHIN, HERTFORDSHIRE SG4 9BW** (Pages 83 - 90)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- First floor side extension, (as amended by drawing no. HM-18507-04 Rev A).
10. **19/01059/FPH 68 HIGHFIELD, LETCHWORTH GARDEN CITY, HERTFORDSHIRE SG6 3PZ** (Pages 91 - 96)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Single storey rear extension. Insertion of three front velux windows and rear dormer window to facilitate loft conversion. Mono-pitch roof to front elevation and insertion of ground floor window following removal of existing garage door to facilitate garage, conversion to form bedroom.
11. **PLANNING APPEALS** (Pages 97 - 100)