

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, 22nd August, 2019 at 7.30 pm**

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors:

Daniel Allen, Val Bryant, Ian Moody and Mike Hughson.

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

Councillor David Barnard for Councillor Ian Moody;
Councillor Kay Tart for Councillor Mike Hughson.

2 MINUTES - 18 JULY 2019

RESOLVED: That the Minutes of the Meeting of the Committee held on 18 July 2019 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 CHAIRMAN'S ANNOUNCEMENTS

(1) The Chairman advised that, in accordance with Council policy this meeting is 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.

(2) 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

(3) 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.

(4) 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.

5 PUBLIC PARTICIPATION

The Chairman confirmed that the 8 registered speakers and two Member Advocates were present.

6 17/00110/1 - LAND SURROUNDING BURLOES COTTAGES, NEWMARK ROAD, ROYSTON

Prior to the item being considered, Councillor Tony Hunter declared a declarable interest in that he had objected to site RY10 in the Local Plan. He advised that he would listen to the presentations and address the Committee as a Member Advocate following which, he would leave the room and take no part in the debate and vote.

RESOLVED:

- (1) That application 17/00110/1 be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager, the following amended and additional conditions and completion of a satisfactory Section 106 agreement.

Condition 5

That Condition 5 be amended to read:

“Construction of the approved development shall not commence until a Construction Traffic Management Plan has been submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Thereafter, the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include construction vehicle numbers/routing such as prohibition of construction traffic being routed through Royston town centre and shall be carried out as approved. The temporary construction access off of Burloes Lane shall be closed to the satisfaction of the Highway Authority on completion of construction activity on the site.”

Condition 8

That Condition 8 be amended to read:

“Prior to the determination of a reserved matters application, the applicant shall undertake an ecological assessment of the development site which utilises the DEFRA Biodiversity Impact Calculator metric or a similar assessment tool. The development must demonstrate a positive ecological unit score from the pre development baseline.

Condition 11

That Condition 11 be amended to read:

“Prior to the commencement of the development the applicant shall submit a programme for the delivery and adoption (or private management of) footpaths around the site, with public access secured in perpetuity including non-car access for cycles and mobility scooters to the established residential development off of Valley Rise. This programme will be agreed by the Local Planning Authority in conjunction with Herts County Council Rights of Way. The agreed programme will be implemented in accordance with any agreed phasing programme and thereafter maintained in perpetuity.

Reason: To deliver a sustainable scheme of public rights of way for the incumbent population and the wider community.”

Condition 17

That a new condition 17 be added to read:

“Prior to the commencement of the development hereby approved further details shall be submitted to and approved by the local planning authority, in consultation with the highway authority, concerning the provision of an emergency vehicle access along Burloes Lane following the cessation of its use for construction traffic. The approved emergency access details shall be implemented prior to first occupation.

Reason: In the interests of highway safety.”

- (2) That, should, for any reason, the Section 106 agreement not be completed before the 30th Sept 2019 and the applicant does not agree to an extension of time to allow for this, officers be requested to refuse planning permission under delegated powers on the grounds of no satisfactory Section 106 agreement
- (3) That officers be requested to enquire whether Section 106 contributions for youth provision be allocated to projects in Royston and not in Hitchin.

Councillor Tony Hunter returned to the room

There was a 5 minute comfort break at 21:17.

7 19/00386/RM LAND ADJACENT AND TO THE EAST OF McDONALDS RESTAURANT, BALDOCK ROAD, ROYSTON, HERTFORDSHIRE SG8 9NT

RESOLVED:

- (1) That application 19/00386/RM be **DEFERRED** for the following reasons:
 - The inclusion of an electric vehicle charging condition
 - Exploration of access through to the Ivy Farm phase 2 (Kier scheme) behind the school site
 - Re design of the 3 storey block at the McDonalds end of the site
 - Resolution of highway concerns regarding the layout
- (2) That, in the event that the applicant decline the invitation to revisit the design of the three storey block or would not extend the time limit in order for the above issues to be explored, prior to reporting back to the Committee at the earliest available opportunity, officers be authorised to refuse planning permission, under delegated authority.

There was a 5 minute comfort break at 22:17.

8 18/01814/FP BAILEYS CLOSE FARM, PASTURE LANE, BREACHWOOD GREEN, HERTFORDSHIRE SG4 8NY

RESOLVED: that application 18/01814/FP be **REFUSED** planning permission for the reasons set out in the report of the Development and Conservation Manager.

9 18/02684/FPH 4 STANDHILL CLOSE, HITCHIN, HERTFORDSHIRE SG4 9BW

RESOLVED: That application 18/02684/FPH be **GRANTED** planning permission subject to the conditions and reasons as set out in the report of the Development and Conservation Manager.

10 19/01059/FPH 68 HIGHFIELD, LETCHWORTH GARDEN CITY, HERTFORDSHIRE SG6 3PZ

RESOLVED: That application 19/01059/FPH be **GRANTED** planning permission subject to the conditions and reasons as set out in report of the Development and Conservation Manager.

11 PLANNING APPEALS

The Principal Planning Officer (West Team) updated Members regarding Planning Appeals as follows:

- The Planning Appeal for 18/01916/OP was dismissed on the 17 July 2019;
- The Council won the Planning Appeal regarding 68 Linden Road, Baldock; and
- The hearing regarding the Appeal for LS1 would commence on 15 October 2019.

RESOLVED: That the report entitled Planning Appeals be noted.