

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, 14th November, 2019 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence was received from Councillor Val Shanley.

Having given due notice Councillor Michael Muir advised that he would be substituting for Councillor Shanley.

2 MINUTES - 19 SEPTEMBER 2019

RESOLVED: That the Minutes of the Meeting of the Planning Control Committee held on 19 September 2019 be approved as a true record of the proceedings and be signed by the Chairman.

3 MINUTES - 17 OCTOBER 2019

RESOLVED: That the Minutes of the Meeting of the Planning Control Committee held on 17 October 2019 be approved as a true record of the proceedings and be signed by the Chairman.

4 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

5 CHAIRMAN'S ANNOUNCEMENTS

- (1) The Chairman welcomed those present at the meeting, especially those who had attended to give a presentation;
- (2) The Chairman advised that, in accordance with Council Policy, the meeting would be audio recorded;
- (3) The Chairman drew attention to the item on the agenda front pages regarding Declarations of Interest and 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.

6 PUBLIC PARTICIPATION

The Chairman confirmed that the 4 registered speakers were in attendance.

7 19/00950/FP BLACKETT ORD COURT, STAMFORD AVENUE, ROYSTON, HERTFORDSHIRE SG8 7EB

RESOLVED:

That application 19/00950/FP be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager, and:

- The correction at paragraph 4.2.5 – parking space ratio should read 0.7.

- At the end of paragraph 4.3.7 the following to be added:

Block A would introduce 3 storey development into the partial rear aspect of No 41 Mill Road. However, this would be an addition to the existing three storey block but with a much lower roof and a significantly lesser mass. Furthermore, the building would be set off the boundary by some 12 metres from No 41 and largely opposite the flank of this property with intervening trees remaining. The occupier of No 41 had objected to the development for other reasons but concluded that the new buildings themselves would not impact unduly on their living conditions. I agree with this assessment.

Add Noise Informative as follows:

Construction Noise

During the construction phase the guidance in BS5228-1:2009, (Code of Practice for noise control on construction and open sites) should be adhered to.

During the construction phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

Condition 15 be amended to read:

The approved scheme shall incorporate at least 2 rapid Electric Vehicle (EV) ready domestic charging points as well as charging facilities for personal battery powered transport such as mobility scooters and cycles. These will be available prior to first occupation.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

Condition 21 be amended to read:

Residents cycle parking: Prior to first occupation of the development hereby approved the details of the type, design of twelve cycle parking spaces as well as facilities for personal battery powered transport shall be submitted to and approved in writing by the Local Planning Authority and the Highway Authority. Residents cycle parking should be in the form of lit, lockable and weather resistant cycle lockers or stores and be sited away from bin stores. Cycle parking and other facilities shall be fully completed to the satisfaction of the Local Planning Authority and the Highway Authority before first occupation of the new development.

Reason: To ensure the provision in line with the Council's adopted standards contained in Policy 1 and 5 of the Hertfordshire's Local Transport Plan 4 and in accordance with the North Hertfordshire's parking standards and the NPPF as it relates to the promotion of sustainable transport.

Add a new Condition 26 to read:

Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site.

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

RESOLVED:

That application 19/01748/FP be **DEFERRED** planning permission for the following reasons:

- In respect of Condition 4 within the report – CCTV Monitoring - Members requested that they be provided with fuller, in-depth detail and specification with respect to the type of surveillance system proposed, hours of operation and monitoring, positioning and height;
- In respect of Condition 5 within the report – Members requested that they be provided with more detailed information and specification to include the type of lighting proposed, a programme of maintenance and operation, position and height; and
- Paragraph 3.2 within the report - In light of the concerns raised by the Police Crime Prevention Design Advisor, Members felt that they would be in a position to make an informed decision once they had been supplied with and were satisfied with the outcome of information with respect to CCTV and lighting.

9 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.