

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, 23rd January, 2020 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sue Ngwala, Sean Prendergast and Val Shanley.

Having given due notice Councillor Michael Muir advised that he would be substituting for Councillor Val Shanley and Councillor Tom Tyson advised that he would be substituting for Councillor Sean Prendergast.

2 MINUTES - 19 DECEMBER 2019

RESOLVED: That the Minutes of the Meeting of the Committee held on 19 December 2019 be approved as a true record of the proceedings and be signed by the Chair.

3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

4 CHAIR'S ANNOUNCEMENTS

- (1) The Chair welcomed those present at the meeting, especially those who had attended to give a presentation;
- (2) The Chair advised that, in accordance with Council Policy, the meeting would be audio recorded;
- (3) The Chair clarified that Members of the public had 5 minutes for each group of speakers i.e. 5 minutes for objectors and 5 minutes for supporters. This 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.

- (4) Members were reminded to make declarations of interest before an item, the detailed reminder about this and speaking rights was set out under Chair's Announcements on the agenda.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were present.

6 19/01416/HYA LAND AT 25-35 JOHN BAKER PLACE AND 1-36, FREEMANS CLOSE, HITCHIN, HERTFORDSHIRE

RESOLVED: That application 19/01416/HYA be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the additional and amended conditions below

Development A

Condition 10

Prior to occupation, each apartment block, shall incorporate one EV ready domestic charging point for between 5 - 10 apartments and these shall be made available to its residents and managed and maintained by the management company(ies) appointed as responsible for each apartment block.

OR

(b) Prior to occupation, a contract shall be entered into with a private provider to operate an EV car club for the residents of the apartment blocks for a period, scope and a level of provision to be agreed in writing with the LPA.

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.

Additional Condition 25

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and the Phase 1 & 2 Drainage Strategy Drawing, dated 06.12.2019, Rev B, prepared by Ingent Consulting Engineers and the following mitigation measures:

1. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% for climate change event (minimum 329.4m³).
2. Implement drainage strategy based on lined permeable paving with sub-base and perforated pipes, attenuation crates and restricted discharge at 5l/s into the surface water sewer.

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Additional Condition 26

No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and the Phase 1 & 2 Drainage Strategy Drawing, dated 06.12.2019, Rev B, prepared by Ingent Consulting Engineers. The scheme shall also include:

1. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.
2. Provision of half drain down times within 24 hours
3. Silt traps for protection for any residual tanked elements.
4. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving etc. for the paved areas and reducing the requirement for any underground storage.
5. Provision of exceedance routes for events greater than the 1 in 100 year + climate change

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Additional Condition 27

Upon completion of the drainage works for the site and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Development B

Amended Condition 2

The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, including the children's play area, together with the reserved matters approved by the Local Planning Authority, or with minor modifications of those details or reserved matters which previously have been agreed in writing by the Local Planning Authority as being not materially different from those initially approved.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission or subsequent approval of reserved matters.

Amended Condition 3

The development shall not begin until a scheme for the provision of at least 40% affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in the NPPF or any future guidance that replaces it. The scheme shall include:

- the numbers, type and tenure on the site of the affordable housing provision to be made;
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Occupation of the development hereby permitted shall thereafter be undertaken in accordance with the approved affordable housing scheme unless otherwise agreed in writing by the Local Planning Authority.

This condition shall not be binding on :-

a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT such mortgagee or chargee (or any receiver appointed thereby) or administrator (howsoever appointed) including a housing administrator acting pursuant to any event of default shall first give written notice to the Council of its intention to dispose and shall have used reasonable endeavours over a period of twelve weeks from the date of the written notice to dispose of the affordable housing unit(s) to another registered social landlord or to the council for a consideration not less than the amount due and outstanding to the mortgagee or chargee under the terms of the mortgage or charge including all accrued principal monies, interest and costs and expenses

incurred by the mortgagee or chargee in respect of the mortgage or charge. If such disposal has not taken place within the twelve week period, the mortgagee, chargee or receiver shall be entitled to dispose of the affordable housing unit(s) free from the affordable housing provisions in this Planning Permission which shall determine absolutely.

Reason: To ensure that the dwellings hereby permitted are occupied in accordance with the terms of the submitted application and to accord with the Council's policies with regard to affordable housing

Additional Condition 19

The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and Phase 3 Drainage Strategy Drawing, dated 06.12.2019, Rev A, prepared by Ingent Consulting Engineers and the following mitigation measures:

1. Provide attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% for climate change event (minimum 462.9m³)
2. Implement drainage strategy based on lined permeable paving with sub-base and perforated pipes, attenuation crates and restricted discharge at 5l/s into the surface water sewer.

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Additional Condition 20

No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted Flood Risk Assessment and Drainage Strategy – Addendum, Ref: 1809-217, Rev -, A and B, prepared by Ingent Consulting Engineers and the Phase 3 Drainage Strategy Drawing, dated 06.12.2019, Rev A, prepared by Ingent Consulting Engineers. The scheme shall also include:

1. Detailed engineered drawings of the proposed SuDS features including their location, size, volume, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year + 40% allowance for climate change event.
2. Provision of half drain down times within 24 hours
3. Silt traps for protection for any residual tanked elements.
4. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving etc. for the paved areas and reducing the requirement for any underground storage.
5. Provision of exceedance routes for events greater than the 1 in 100 year + climate change

Reason

To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.

Additional Condition 21

Upon completion of the drainage works for the site and in accordance with the timing / phasing arrangement, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Provision of complete set of as built drawings for site drainage.
2. Maintenance and operational activities.
3. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

7 19/01748/FP RECREATION GROUND, SWINBURNE AVENUE, HITCHIN, HERTFORDSHIRE

RESOLVED: That application 19/01748/FP be **GRANTED** planning permission, subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the additional and amended conditions below:

Amended Condition 5

The proposed CCTV camera shall be installed and operated so as to prevent any loss of privacy to the adjacent residential occupiers. The CCTV equipment shall be permanently maintained as a feature of the development.

Reason: In the interests of residential amenity

Additional Condition 6

Prior to the commencement of the development full details of cycle parking to serve the play area shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainability.

8 19/02192/FP LAND OPPOSITE FLINT HOUSE, LONDON ROAD, ST IPPOLYTS, HERTFORDSHIRE

RESOLVED: That application 19/02192/FP be **GRANTED** planning permissions, subject to the conditions and reasons as set out in the report of the Development and Conservation Manager and the following amended condition:

Amended Condition 4

Prior to the first use of the access of the development hereby permitted a visibility splay of 2.4 x 43 metres along London Road as proposed on the drawing (Ref- P01, Rev-B) shall be provided to each side of the access and such splays shall always thereafter be maintained and free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).

9 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.

10 SOUND SYSTEM

Members asked that the proposed extended microphones be installed as soon as possible and that all Members and Officer of the Committee be given microphone training.