

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES. GERON ROAD, LETCHWORTH GARDEN CITY
ON THURSDAY, 13TH FEBRUARY, 2020 AT 7.30 PM**

MINUTES

Present: *Councillors: Terry Tyler (Chair), Daniel Allen (Vice-Chair), Ruth Brown, Val Bryant, Morgan Derbyshire, Mike Hughson, Tony Hunter, David Levett, Ian Mantle, Michael Muir, Sue Ngwala, Sean Prendergast, Mike Rice and Michael Weeks*

In Attendance: *Simon Ellis (Development and Conservation Manager), Sam Dicocco (Senior Planning Officer), Nurainatta Katevu (Legal Advisor) and Amelia McInally (Committee, Member and Scrutiny Officer)*

Also Present: *At the commencement of the meeting approximately 7 members of the public, including registered speakers.*

92 APOLOGIES FOR ABSENCE

Audio Recording – Start of Item – 14 Seconds

Apologies for absence were received from Councillor Ian Moody.

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

93 MINUTES - 23 JANUARY 2020

Audio Recording – Start of Item – 30 Seconds

RESOLVED: That the Minutes of the Meeting of the Committee held on 23 January 2020 be approved as a true record of the proceedings and be signed by the Chair.

94 NOTIFICATION OF OTHER BUSINESS

Audio Recording – Start of Item – 38 Seconds

There was no other business notified.

95 CHAIR'S ANNOUNCEMENTS

Audio Recording – Start of Item – 41 Seconds

- (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 matters for the registered speakers and informed members of the public that they 5 minutes for each group of speakers i.e. 5 minutes for objectors and 5 minutes for supporters. The 5-minute time limit also applied to Member Advocates.

The bell would sound after 41/2 minutes as a warning and again at 5 minutes to signify that the speaker must cease.

- (4) The Chair reminded Members that there was no longer a limit to the number of questions that could be asked of speakers following their presentation.
- (5) The Chair 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.

96 PUBLIC PARTICIPATION

Audio Recording – Start of Item – 3 Minutes 27 Seconds

The Chair confirmed that all registered speakers were present.

97 19/00248/FP LAND WEST OF, ROYSTON BYPASS, ROYSTON, HERTFORDSHIRE

Audio Recording – Start of Item – 3 Minutes 51 Seconds

Erection of a 73-bed Care Home, (within Class C2) parking, access, landscaping and other associated works.

The Senior Planning Officer addressed Members of the Committee with preliminary matters and advised of four late representations from the following:

Quantum Care, (the potential future operator) dated 5 February 2020;
Landscape and Urban Design Officer dated 12 February 2020;
Growth and Infrastructure Officer – dated 30 January 2020; and
Lead Local Flood Authority – dated 31 January 2020.

The Senior Planning Officer stated that Gillings Planning, (the applicants) had distributed a circular to Members of the Committee on 7 February 2020 to further support the scheme.

The Senior Planning provided Members of the Committee with corrections from Gillings Planning on the Officer Recommendation.

The Senior Planning Officer presented the report in respect of application 19/00248/FP supported by a visual presentation consisting of photographs and plans.

Anna Gillings, the Agent for the application thanked the Chair for the opportunity to address the Committee in respect of planning application 19/00248/FP and introduced Mr Sam Rous from Frontier, the applicant and Mr Stuart Mynott from Quantum Care, the operator of the proposed care home. Ms Gillings, Mr Rous and Mr Mynott shared the allocated speaking time and drew Members' attention to the following:

- Whilst there were already 2 Care Homes currently in Royston, there was a need for 5.
- Discussions had taken place with Quantum Care on how best fit to deliver the proposed new Care Home facility.
- Quantum Care already provided a broad range of care services in Hertfordshire and the proposed new home would be reflective of their other homes.
- The proposed new home would provide 70 jobs.

- Quantum Care had been operating a 29 bed Care Home in Royston for over 25 years. The significant specialist and complex requirement change of residents over time would be met in the design and layout of the proposed new Care Home.
- If the application were to be approved, Quantum Care would deliver the extension of their services to provide a broad spectrum of care to meet the needs of the Royston Community.
- Hard work had taken place with regard to the design of the proposed Care Home.
- Work with Officers to amend the scheme in response to comments had taken place.
- The proposed new Care Home was the pinnacle in interesting design and innovation to ensure that it enhanced rather than prejudice the draft allocation – a fantastic facility for Royston and the surrounding area in it's current and future needs.

The following Members asked questions and sought clarification of the presentation:

- Councillor David Levett;
- Councillor Ruth Brown;
- Councillor Ian Mantle;
- Councillor Michael Muir;
- Councillor Tony Hunter;
- Councillor Daniel Allen; and
- Councillor Val Bryant.

The Senior Planning Officer responded accordingly to questions that were raised.

The Committee debated the application at great length. Issues discussed included:

Provision of Care – private and state funded split;
Design – scale and mass;
Location – public transport access / alternative sites;
Local requirement – Royston residents – not controllable through planning system; and
Social cohesion.

The following Members contributed to the debate:

- Councillor David Levett;
- Councillor Ruth Brown;
- Councillor Daniel Allen;
- Councillor Terry Tyler;
- Councillor Michael Weeks
- Councillor Tony Hunter;
- Councillor Sue Ngwala;
- Councillor Ian Mantle; and
- Councillor Mike Rice

Upon being moved by Councillor Weeks, seconded by Councillor Mike Hughson and put to the vote it was:

RESOLVED: That application 19/00248/FP be **REFUSED** planning permission, subject to the reasons contained in the report of the Development and Conservation Manager.

98 PLANNING APPEALS

Audio Recording – Start of Item – 1 Hour 24 Minutes 19 Seconds

Thursday, 13th February, 2020

The Development and Conservation Manager drew Members attention to Page 25 of the Report entitled Planning Appeals Decision, in particular the Appeal Decision Dismissal of 189 High Street Codicote, Hitchin, Hertfordshire SG4 8UD.

There being no further updates it was:

RESOLVED: That the report entitled Planning Appeals be noted.

The meeting closed at 8.58 pm

Chair