

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held virtually
on Thursday, 28th May, 2020 at 7.30 pm

1 WELCOME AND INTRODUCTION

The Chair welcomed everyone to this virtual Planning Control Committee meeting that was being conducted with Members and Officers at various locations, communicating via audio/video and online and advised that there was the opportunity for the public and press to listen and view proceedings.

The Committee, Member and Scrutiny Officer gave advice regarding the following:

- Attendance;
- Virtual Meeting;
- Noise Interference;
- Rules of Debate;
- Voting.

The Chair, Councillor Terry Tyler, started the meeting proper.

2 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

4 CHAIR'S ANNOUNCEMENTS

- (1) The Chair welcomed those present at the meeting;
- (2) The Chair advised that, in accordance with Council Policy, the meeting would be audio recorded and live streamed on the Council's YouTube;
- (3) 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;
- (4) 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 4 1/2 minutes as a warning and again at 5 minutes to signify that the speaker must cease.

- (5) The Chair advised that the Committee would take part in the 'Clap for Carers' and therefore there would be a pause in proceedings at 8pm.

5 PUBLIC PARTICIPATION

The Chair confirmed that the 5 registered speakers were present and that there were 2 Member Advocates.

6 **19/01172/HYA ANGLIAN BUSINESS PARK, ORCHARD ROAD, ROYSTON, HERTFORDSHIRE, SG8 5TW**

RESOLVED: That application 19/01172/HYA be **GRANTED** planning permission subject to completion of a satisfactory Section106 agreement and the conditions and reasons contained in the report of the Development and Conservation Manager and the following amended and additional informatives:

Amended Condition 16:

To include additional sentence after the first sentence as follows: 'these details are also to include the specification of the proposed bin stores'

An additional informative to read:

Design of Subsequent Phases

It should be noted that the Council considers that the design of subsequent phases approved in outline must be predicated on the applicant's overall objective of 'greening the site'. Accordingly, the figure of 39 units is an upper quantum and should be regarded as subordinate to the aforementioned design objective.

7 **20/00603/FP 189 HIGH STREET, CODICOTE, HTICHIN, HERTFORDSHIRE, SG4 8UD**

RESOLVED: That planning application 20/00603/FP be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the amended conditions below:

Amended Condition 3 to read:

Materials Condition

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.

Condition 10:

Condition 10 in the report is to be removed as no longer required and replaced with the following Land Contamination Conditions (added and agreed by agent):

- (a) No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:
 - (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
 - (ii) The results from the application of an appropriate risk assessment methodology
- (b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.

- (c) This site shall not be occupied, or brought into use, until:
 - (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.
- (d) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

8 19/03033/FP GLYFADA, GOSMORE ROAD, HITCHIN, HERTFORDSHIRE, SG4 9BE

RESOLVED: That planning application 19/03033/FP be **GRANTED** planning permission subject to the following:

- A) The submission of a satisfactory Unilateral Undertaking to secure £32,193.29 as a contribution towards services and infrastructure provided by Hertfordshire County Council;
- B) The conditions, informatives and reasons contained in the report of the Development and Conservation Manager.

Amended Condition 17 to read

The development hereby approved shall be carried out in accordance with the Phase 11 Geo-Environmental site investigation report (September 2018) and the submitted Remediation Method Statement (15th May 2020) by BRD Environmental Limited.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

9 20/00292/S73 40 DACRE ROAD, HITCHIN, HERTFORDSHIRE, SG5 1QJ

RESOLVED: That planning application 20/00292/S73 be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

10 20/00012/FPH 11 COMMON RISE, HITCHIN, HERTFORDSHIRE, SG4 0HL

RESOLVED: That planning application 20/00012/FPH be **GRANTED** planning permission subject to the following conditions and reasons:

Condition 1:

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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 listed above.

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

Condition 3:

Details 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.

Proactive statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

11 20/00374/LDCP 3 LIMEKILN LANE, BALDOCK, HERTFORDSHIRE, SG7 6PG

RESOLVED: That, in respect of application 20/00374/LDCP, a Lawful Development Certificate be **GRANTED**.

12 20/00646/FPH GLEBEFIELD, LILLEY BOTTOM, LILLEY, LUTON, HERTFORDSHIRE, LU2 8NH

RESOLVED: That planning application 20/00646/FPH be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

13 PLANNING APPEALS

RESOLVED: That the report entitled Planning Appeals be noted.