

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## DECISION SHEET

Meeting of the Planning Control Committee held as a Virtual Meeting  
on Thursday, 15th October, 2020 at 7.30 pm

### 1 WELCOME AND INTRODUCTION

The Vice-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. There was also the opportunity for the public and press to listen and view proceedings.

The Committee, Member and Scrutiny Manager undertook a roll call to ensure that all Members and Officers could hear and be heard and gave advice regarding the following:

- Live Streaming;
- Noise Interference;
- Rules of Debate;
- Voting;

The Vice-Chair, Councillor Daniel Allen started the meeting proper.

### 2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ruth Brown (Chair), Val Bryant and Sean Prendergast.

Having given due notice, Councillor Ian Mantle advised that he would be substituting for Councillor Val Bryant.

### 3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

### 4 CHAIR'S ANNOUNCEMENTS

- (1) The Vice-Chair advised that, in accordance with Council policy, this meeting was being audio recorded as well as filmed. The audio recordings would be available to view on Mod.gov and the film recording via the NHDC YouTube channel.
- (2) 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.
- (3) To clarify matters for the registered speakers the Vice-Chair advised 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.

A warning would given at 4 1/2 minutes and speakers would be asked to cease at 5 minutes.

### 5 PUBLIC PARTICIPATION

The Vice-Chair confirmed that the registered speakers and Members Advocates were in attendance.

6 **20/00507/FP OUGHTON HEAD PUMPING STATION, HITCHIN ROAD, PIRTON, HERTFORDSHIRE**

**RESOLVED:**

- (1) That application 20/00507/FP be **DEFERRED** to enable the following to be undertaken:
  - 1) Request that the applicant respond to HCC highways comments and / or request officers to organise a meeting with them to see if the Highways issues can be resolved;
  - 2) The applicant to be requested to provide a copy of the Environment Agency water extraction licence;
  - 3) Officers be requested to contact Herts Ecology to check whether they have any comments or advice on water extraction and the impact on ecology in that location from the wider development;
  - 4) Request that the applicant confirm the method used to transport water from Graffam Water to the site;
  - 5) Officers be requested to provide a legal view as to whether water extraction is a valid material planning consideration.
- (2) That the Development and Conservation Manager be requested to provide the Planning Control Committee with a report regarding all of the matters in (1) above once these matters are finalised.

7 **20/01096/RM SITE OF FORMER LANNOCK PRIMARY SCHOOL, WHITEWAY, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 2PP**

**RESOLVED:** That in respect of application 20/01096/RM, the reserved matters details be **GRANTED** subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

8 **20/00547/FP 1-3 THE MEAD, HITCHIN, HERTFORDSHIRE, SG5 1XZ**

Prior to consideration of the application Councillor Daniel Allen advised that he had been taught by Mr Sheiff, one of the public speakers. However this would not have any bearing on his decision and he would therefore take part in both the debate and vote.

**RESOLVED:** That application 20/00547/FP be **REFUSED** planning permissions for the reasons below:

The proposal would be likely to cause harm to the living conditions of nearby residential dwellings in general, and, in particular to the first floor flats above 1-3 The Mead, where their external access steps and first floor habitable room windows to the existing side elevation are in close proximity to the proposed A5 uses side access door and to the proposed extraction flue. The harm identified would result from unacceptable levels of noise/disturbance and odours in this locality associated with the A5 use. As a result the application is considered to fail to comply with Policies 8 and 57 of the North Hertfordshire District Local Plan no.2 with Alterations 1996, Policies D1 and D3 of the North Hertfordshire District Proposed Submission Local Plan 2011-2031 and the provisions of the NPPF, particularly Sections 8 (Paragraph 91), 12 (Paragraphs 127 & 130), and 15 (Paragraph 180).

*NB: The Committee took a comfort break at 21.16*

*The meeting resumed at 21.28 at which time the Committee, Member and Scrutiny Manager undertook a roll call.*

**9 20/01564/FP LAND ADJACENT TO DUNGARVAN, BACK LANE, PRESTON, HERTFORDSHIRE, SG4 7UJ**

**RESOLVED:** That application 20/01564/FP be **DEFERRED** for the following reasons:

Members deferred the decision but were minded to grant planning permission. They are looking for a package of measures to seek compliance with Policy HD5 of the Preston Neighbourhood Plan, many of which are already in the scheme, including EV charging points. There is discussion in the policy of water conservation, biodiversity and landscaping. Officers will work with the applicant to seek this submission and report back to Members with a report focussed only on these matters.

**10 20/01852/FPH 13 SUFFOLK ROAD, ROYSTON, HERTFORDSHIRE, SG8 9EX**

**RESOLVED:** That application 20/01852/FPH be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

**11 PLANNING APPEALS**

**RESOLVED:** That the report entitled Planning Appeals be noted.