

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## DECISION SHEET

Meeting of the Planning Control Committee held as a Virtual Meeting  
on Wednesday, 10th February, 2021 at 7.30 pm

### 1 WELCOME AND REMOTE/PARTLY REMOTE MEETINGS PROTOCOL SUMMARY

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

The Chair invited the Committee, Member and Scrutiny Officer to explain how proceedings would work and to confirm that Members and Officers were in attendance.

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

The meeting was being streamed live onto YouTube and recorded via Zoom.

Extracts from the Remote/Partly Remote Meetings Protocol were included with the agenda and the full version was available on the Council's website which included information regarding:

- Live Streaming;
- Noise Interference;
- Rules of Debate;
- Part 2 Items.

Members were requested to ensure that they were familiar with the Protocol.

The Committee, Member and Scrutiny Officer advised Members that due to a change to the remote meeting software votes at this meeting would be conducted by roll-call.

The Chair of the Planning Control Committee, Councillor Ruth Brown started the meeting proper.

### 2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Sean Prendergast.

### 3 MINUTES - 24 NOVEMBER 2020, 17 DECEMBER 2020

**RESOLVED:** That the Minutes of the Meetings of the Committee held on 24 November 2020 and 17 December 2020 be approved as a true record of the proceedings and the Committee, Member and Scrutiny Officer be authorised to apply the Chair's digital signature.

### 4 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

## 5 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 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) To clarify matters for the registered speakers the 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 be given at 4 ½ minutes and speakers would be asked to cease at 5 minutes.

- (5) The Chair advised that the Committee would adjourn for a comfort break around 9PM.

## 6 PUBLIC PARTICIPATION

The Chair confirmed that all registered speakers and Member Advocates were in attendance.

## 7 20/02631/FP Site of Former 15, Luton Road, Offley, Hertfordshire

**RESOLVED:** That application 20/02631/FP be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager and the following amended conditions and additional informative:

Condition 4 be amended to read:

"4. Prior to the commencement of the development hereby approved, a landscaping plan is to be submitted to and approved by the Local Planning Authority and only the approved details must be implemented on site. The landscaping plan shall include the following:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained;
- b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting;
- c) the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed including boundary treatments with the neighbouring Claypit Cottages as well as within the development; and
- d) details of any earthworks proposed.
- e) details of additional screening to the western boundary of the site, to ensure privacy between the plot and neighbouring properties.

Reason: In the interests of the visual amenity of the site."

Condition 6 be amended to read:

"6. No development shall take until details of the proposed finished floor levels; ridge and eaves heights of the building hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels details shall be measured against a fixed datum and shall show the existing and finished ground levels surrounding the dwelling hereby approved. The ground level immediately surrounding the proposed dwelling, the finished floor level and ridge height will match those shown on drawings 19.20:03J and 19.20:05D. The development shall be carried out as approved."

The following Informative be included:

"It is recommended that approval is sought from the relevant Water and Sewerage Company (WaSC) for the intended discharge of surface water into the foul sewer which crosses the site."

**8 20/00891/FP Land at Turnpike Lane and Adjacent To 4 Manor Close, Turnpike Lane, Ickleford, Hertfordshire**

**RESOLVED:** That application 20/00891/FP be **REFUSED** planning permission for the reasons below:

The application site is within an area designated in the North Hertfordshire District Local Plan no.2 with Alterations as Green Belt, within which there is a presumption against inappropriate development, such as that proposed, unless very special circumstances can be demonstrated. In the view of the Local Planning Authority the proposal is not supported by such circumstances. Moreover, it would harm the fundamental aim of Green Belt policy which seeks to maintain the openness of the area. As such, the proposal would not accord with the provisions of Policy 2 of the District Local Plan no.2 with Alterations 1996 or with the provisions of section 13 of the NPPF.

**9 20/01564/FP Land Adjacent to Dungarvan, Back Lane, Preston, Hertfordshire, SG4 7UJ**

**RESOLVED:** That application 20/01564/FP be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager and the following additional condition:

"Prior to first occupation of the development hereby permitted, a feasibility study shall be undertaken to fully ascertain the installation of solar panels on the approved dwellings. The study shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development. If the feasibility study determines that solar panels are appropriate in certain locations, such panels shall be fitted onto the dwellings prior to their occupation and thereafter retained and maintained for their intended purpose.

Reason: In the interests of reducing potential carbon emissions and mitigating climate change."

**10 20/00598/FP Land North of Oakleigh Farm, Codicote Road, Welwyn, Hertfordshire**

**RESOLVED:** That application 20/00598/FP be **REFUSED** planning permission for the following reason:

"The proposed development constitutes inappropriate development in the Green Belt and causes harm to the openness of the Green Belt. In addition to the harm by reason of inappropriateness, other harm is identified in relation to one of the purposes of including land in the Green Belt and the impact on the character and appearance of the area. The harm by reason of inappropriateness, and the other harm identified, is not clearly outweighed by other material planning considerations such as to constitute the very special circumstances necessary to permit inappropriate development in the Green Belt. The proposal does not comply with Policies 2 and 3 of the 1996 Adopted Local Plan; Policies SP1, SP2, SP5 and D1 of the Emerging Local Plan; and Sections 12 and 13 of the National Planning Policy Framework."

**11 20/01254/FP Bibbworth Hall Farm, Bibbs Hall Lane, Ayot St Lawrence, Hitchin, Hertfordshire, SG4 8EN**

**RESOLVED:** That application 20/01254/FP be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

12 **PLANNING APPEALS**

The Development and Conservation Manager presented the report entitled Planning Appeals.

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

**REASON FOR DECISION:** To keep the Planning Committee apprised of planning appeals lodged and planning appeal decisions.