

# NORTH HERTFORDSHIRE DISTRICT COUNCIL



1 April 2021

Our Ref Planning Control Committee/14 April 2021  
Contact. Committee Services  
Direct Dial. (01462) 474655  
Email. [committee.services@north-herts.gov.uk](mailto:committee.services@north-herts.gov.uk)

To: Members of the Committee: Ruth Brown (Chair), Daniel Allen (Vice-Chair), Val Bryant, Morgan Derbyshire, Mike Hughson, Tony Hunter, David Levett, Ian Moody, Sue Ngwala, Sean Prendergast, Mike Rice and Tom Tyson

Substitutes: Councillors David Barnard, Sam Collins, George Davies, Ian Mantle, Michael Muir, Carol Stanier and Kay Tart

**NOTICE IS HEREBY GIVEN OF A**

## **MEETING OF THE PLANNING CONTROL COMMITTEE**

to be held as

## **A VIRTUAL MEETING**

On

**WEDNESDAY, 14TH APRIL, 2021 AT 7.30 PM**

Yours sincerely,

Jeanette Thompson  
Service Director – Legal and Community

**\*\*MEMBERS PLEASE ENSURE THAT YOU DOWNLOAD ALL AGENDAS AND REPORTS VIA THE MOD.GOV APPLICATION ON YOUR TABLET BEFORE ATTENDING THE MEETING\*\***

## **Agenda**

### **Part I**

<b>Item</b>		<b>Page</b>
<b>1.</b>	<b>WELCOME AND REMOTE/PARTLY REMOTE MEETINGS PROTOCOL SUMMARY</b> Members are requested to ensure that they are familiar with the attached summary of the Remote/Partly Remote Meetings Protocol. The full Remote/Partly Remote Meetings Protocol has been published and is available here: <a href="https://www.north-herts.gov.uk/home/council-and-democracy/council-and-committee-meetings">https://www.north-herts.gov.uk/home/council-and-democracy/council-and-committee-meetings</a> .	
<b>2.</b>	<b>APOLOGIES FOR ABSENCE</b> Members are required to notify any substitutions by midday on the day of the meeting.  Late substitutions will not be accepted and Members attending as a substitute without having given the due notice will not be able to take part in the meeting.	
<b>3.</b>	<b>MINUTES - 24 MARCH 2021</b> To take as read and approve as a true record of proceedings the minutes of the meeting on 24 March 2021.  Minutes to follow.	
<b>4.</b>	<b>NOTIFICATION OF OTHER BUSINESS</b> Members should notify the Chair of other business which they wish to be discussed at the end of either Part I or Part II business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency.  The Chair will decide whether any item(s) raised will be considered.	
<b>5.</b>	<b>CHAIR'S ANNOUNCEMENTS</b> Members are reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chair of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest, wishing to exercise a 'Councillor Speaking Right', must declare this at the same time as the interest, move to the public area before speaking to the item and then must leave the room before the debate and vote.	

**6. PUBLIC PARTICIPATION**

To receive petitions, comments and questions from the public.

- 7. 20/01638/FP LAND TO THE REAR OF NOS 61 AND 61A RADCLIFFE ROAD, HITCHIN, SG5 1QG** (Pages 5 - 28)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Conversion and extension of existing outbuildings to form two semi-detached 3-bed dwellings including creation of vehicular access off Radcliffe Road together with associated parking and amenity area (as amended by plan received 21.10.20).

- 8. 20/02599/S73 LAND AT THE JUNCTION OF ASHWELL STREET AND, STATION ROAD, ASHWELL, HERTFORDSHIRE** (Pages 29 - 42)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of 9 (6 No. Three Bedroom, 3 No. Four bedroom) dwellings with associated parking, amenity space and associated ancillary works, following demolition of existing redundant structures. Creation of new access from Station Road (Section 73 Application: Variation of Condition 2 of Planning Permission 19/00455/FP granted 11.08.2020 amendments to design improvements and provision of loft accommodation with rooflights plans - 2020/973/24; 2020/973/50A; 2020/973/51; 2020/973/52; 2020/973/53; 2020/973/54 and 2020/973/55), (amended plans received 27/11/20)

- 9. 20/03073/FP LAND AT NORTON COMMON, ICKNIELD WAY, LETCHWORTH GARDEN CITY, HERTFORDSHIRE** (Pages 43 - 50)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Installation of storage shipping container adjacent to bowling green car park.

- 10. 20/03038/FP 103 BANCROFT, HITCHIN, HERTFORDSHIRE, SG5 1NB** (Pages 51 - 60)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Change of use of ground floor from financial and professional services (formerly Use Class A2, now Use Class E) to a mixed use of cafe/restaurant (Use Class E) and hot food takeaway (Sui Generis). Internal alterations. (As amended by details of recirculation unit and plan 2202-5-LMH-Proposed received on 15/02/2021)

- 11. 20/03039/LBC 103 BANCROFT, HITCHIN, HERTFORDSHIRE, SG5 1NB** (Pages 61 - 66)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Internal and external alterations (as amended by plan 2202-5-LMH-Proposed received on 15/02/2021)

- 12. 20/02573/FP LAND ADJACENT, COACH DRIVE, HITCHIN, HERTFORDSHIRE** (Pages 67 - 80)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of one detached 4-bed dwelling including creation of vehicular access off Gosmore Road.

13. **20/00642/FP RYE END FARM, GREEN LANE, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8SU** (Pages 81 - 88)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Change of use of Barn and East & West Stables to ancillary residential accommodation and change of use of land from agricultural to residential. Single storey link extension between Farmhouse and East Stables and between East Stables and Barn and single storey extension to front (east side) of West Stables.

14. **20/00642/LBC RYE END FARM, GREEN LANE, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8SU** (Pages 89 - 108)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Internal and external alterations to Barn, East Stables and West Stables. Single storey link extension between Farmhouse and East Stables and between East Stables and Barn and single storey extension to front (east side) of West Stables.