

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

**Meeting of the Planning Control Committee held in the This will be a Virtual Meeting
on Wednesday, 14th April, 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 Chair of the Planning Control Committee, Councillor Ruth Brown, started the meeting proper.

2 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sean Prendergast and Morgan Derbyshire.

Having given due notice Councillor Carol Stanier advised she would be substituting for Councillor Sean Prendergast.

Having given due notice Councillor Michael Muir advised he would be substituting for Councillor Morgan Derbyshire.

3 MINUTES - 24 MARCH 2021

RESOLVED:

- (1) That the Minutes of the Meeting of the Committee held on 24 March 2021 be approved as a true record of the proceedings;

- (2) That the Committee, Member and Scrutiny Officer be authorised to apply the Chair's digital initials and signature to the approved minutes.

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.
- (5) The Chair advised that items 10 & 11 and 13 & 14 would be presented together and that the Committee would hear the reports for the paired items back to back then hear representations from registered speakers as usual.
- (6) The Chair advised that Item 14 would be presented before Item 13.
- (7) The Chair advised that a comfort break would be taken around 9pm at a suitable break between business.

6 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

7 20/01638/FP LAND TO THE REAR OF Nos 61 AND 61A RADCLIFFE ROAD, HITCHIN, SG5 1QG

RESOLVED: That application 20/01638/FP be **REFUSED** planning permission for the following reason:

The proposal, by reason of the loss of on-street parking in a locality that experiences parking pressures, insufficient parking provision for the proposed development and the associated creation of additional parking demands, will result in a detrimental loss of parking provision that will adversely affect the locality. The proposal does not therefore comply with Policy 55 of the 1996 Adopted Local Plan; Policies SP6 and T2 of the Emerging Local Plan; Section 9 of the National Planning Policy Framework; and the Supplementary Planning Document 'Vehicle Parking at New Development' September 2011.

8 20/02599/S73 LAND AT THE JUNCTION OF ASHWELL STREET AND, STATION ROAD, ASHWELL, HERTFORDSHIRE

Councillor Tom Tyson advised he would be acting as Member Advocate on this item and would take no part in the debate or vote.

Wednesday, 14th April, 2021

RESOLVED: That Application 20/02599/S73 be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager and the following additional conditions:

“22. The garage hereby approved for plot 6 shall be retained for car parking purposes and for no other purpose incidental to the enjoyment of the dwellinghouse unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this garage is larger than others associated with this development to ensure its use is maintained for the stated purpose.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, B and C of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area.”

9 20/03073/FP LAND AT NORTON COMMON, ICKNIELD WAY, LETCHWORTH GARDEN CITY, HERTFORDSHIRE

RESOLVED: That application 20/03073/FP be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

10 20/03038/FP 103 BANCROFT, HITCHIN, HERTFORDSHIRE, SG5 1NB

Councillor Ian Moody declared an interest in that he knew the applicant from their previous work as a business in Codicote and therefore he would take no part in the debate or vote on this item.

Councillor Daniel Allen called for a recorded vote.

The result of the recorded vote was:

For: Councillors: Daniel Allen, Ruth Brown, Tony Hunter, David Levett, Mike Rice, Tom Tyson, Michael Muir, Carol Stanier

Total: 8

Against: Councillors: Val Bryant, Mike Hughson, Sue Ngwala

Total: 3

Abstain:

Total: Nil

Therefore it was:

RESOLVED: That application 20/03038/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 informative:

“BIN INFORMATIVE:

A rubbish bin is to be placed on the pavement outside of the front window of the premises during trading hours only. It is the responsibility of the user of the unit to empty the bin and ensure that it is not left out during the hours the unit is closed."

11 20/03039/LBC 103 BANCROFT, HITCHIN, HERTFORDSHIRE, SG5 1NB

RESOLVED: That application 20/03039/LBC be **GRANTED** Listed Building Consent subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

12 20/02573/FP LAND ADJACENT, COACH DRIVE, HITCHIN, HERTFORDSHIRE

RESOLVED: That application 20/02573/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager and the following additional condition:

"Prior to the commencement of the development hereby permitted, full details of additional soft landscaping/planting within the site shall be submitted to and approved in writing by the Local Planning Authority. Such planting shall thereafter be carried out in accordance with the approved details within the first planting season following the first occupation of the development. The additional trees and planting shall thereafter be retained for five years following planting and should any trees die or are damaged within the first five years they shall be replaced by trees of a similar size and species and thereafter retained for the remainder of the five year period.

Reason: To achieve a high quality soft landscaping scheme associated with this development in the interests of amenity and biodiversity."

13 20/00642/FP RYE END FARM, GREEN LANE, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8SU

RESOLVED: That application 20/00642/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

14 20/00643/LBC RYE END FARM, GREEN LANE, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8SU

RESOLVED: That application 20/00643/LBC be **GRANTED** Listed Building Consent subject to the reasons and conditions set out in the report of the Development and Conservation Manager.