

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber, District Council Offices, Gernon Road, Letchworth Garden City on Thursday, 27th May, 2021 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mike Hughson and John Bishop.

Having given due notice, Councillor Ian Mantle advised that he would be substituting for Councillor Mike Hughson and Councillor Michael Muir advised that he would be substituting for Councillor John Bishop.

### 2 MINUTES - 12 APRIL 2021 - 14 APRIL 2021

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 12 April 2021 and 14 April 2021 be approved as a true record of the proceedings and be signed by the Chair.

### 3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

### 4 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 and live streamed on 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) 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.

The Chair advised that for item 6, the speaking time had been increased to 10 minutes per group.

### 5 PUBLIC PARTICIPATION

The Committee, Member and Scrutiny Officer confirmed that the registered speakers were present.

### 6 19/00520/OP LAND BETWEEN CROFT LANE NORTON ROAD AND, CASHIO LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE

Councillor Michael Muir advised that he was a Hertfordshire County Councillor. However, he had not had any input at County level on this application nor had the application gone before the County's Development Control Committee. Having sought advice from the Legal Advisor, he would remain in the room and take part in the debate and vote of the item.

Councillor Morgan Derbyshire exercised his Councillor Speaking Right and did not take part in the debate and vote.

**RESOLVED:** That application 19/00520/OP be **DEFERRED** so that Hertfordshire Highways could attend a future committee meeting to answer questions in respect to the impact on the safe use of surrounding residential streets.

**7 21/00290/FP KNEBORTH ESTATE, KNEBORTH PARK, OLD KNEBORTH, KNEBORTH, HERTFORDSHIRE, SG3 6PY**

**RESOLVED:** That application 21/00290/FP be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

**8 20/03072/S73 THE GABLES, HIGH STREET, BARLEY, ROYSTON, HERTFORDSHIRE, SG8 8HY**

**RESOLVED:** That had the Committee determined planning application 18/01622/FP it would have resolved to **REFUSE** planning permission for the following reason and therefore wishes to contest the appeal ref. APP/X1925/W/21/3271157:

The principle of residential development on this site would harm the character and appearance of the Barley Conservation Area as it would result in the loss of the existing open land which represents a transitional area from the village fringe to the rural countryside and which commands an important role in providing the rural setting of the Barley Conservation Area. The proposal would therefore harm the special character of the Barley Conservation Area and to a lesser extent, the setting of 'White Posts' a grade II listed building. The in-principle harm would be further exacerbated by the excessive scale, bulk and massing of both Plot 3 and Plot 8 hereby proposed, which would be at odds with the semi-rural, edge-of-village context and which would fail to provide a cohesive appearance and form of development. Although the degree of harm is considered to be less than substantial, the public benefits of the proposal do not outweigh the harm that has been identified and which has been afforded significant weight. As a consequence the proposed development is contrary to Policies 6 and 57 of the North Hertfordshire District Local Plan No. 2 - with Alterations, Policies SP5, SP9, SP13, D1, CGB1 and HE1 of the Emerging North Hertfordshire Local Plan 2011-2031 as Modified and Sections 12 and 16 and paragraph 130 of the National Planning Policy Framework 2018.

**9 20/03070/FP LAND DEVELOPMENT SITE OFF, STATION ROAD, ASHWELL, HERTFORDSHIRE**

**RESOLVED:** That application 20/03070/FP be **REFUSED** planning permission as per the reasons contained in the report of the Development and Conservation Manager.

**10 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.