

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber, District Council Offices, Gernon Road, Letchworth on Thursday, 15th July, 2021 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Val Bryant, Mike Hughson, Kay Tart and Terry Tyler.

Having given due notice Councillors Ian Mantle and Michael Muir advised that they would be substituting for Councillors Val Bryant and Ian Moody respectively.

2 MINUTES - 27 MAY 2021

RESOLVED: That the Minutes of the Meeting of the Committee held on 27 May 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;
- (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) The Chair clarified matters for registered speakers as follows:

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 bell would sound at 4 1/2 minutes to alert them that they have 30 seconds left

At 5 minutes, a bell would sound again to signify that the speaker must cease.

The Chair noted for item 6 that they had increased the speaking time to 10 minutes per group i.e. 10 minutes for objectors and 10 minutes for supporters. This 10-minute time limit also applies to Member Advocates.

- (5) The Chair advised that Item 8 on the agenda, application 20/01764/FP, had been removed and would not be taken due to additional consultations being required before presentation.

5 PUBLIC PARTICIPATION

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

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 Hertfordshire County Council Development Control Committee. Having sought advice from the Deputy Monitoring Officer, he would remain in the room and take part in the debate and vote on this item.

Councillor Sue Ngwala advised that the previous time this application came before the Committee she had seconded to a motion to refuse the application on Highways grounds. The application was deferred until a Highways officer could address the Committee. Having sought advice from the Deputy Monitoring Officer, she would remain in the room and take part in the debate and vote on this item as a Highways officer was present to provide information not available at the previous meeting.

Councillor Morgan Derbyshire exercised his Councillors' Speaking Right and did not take part in the debate or vote on this item.

RESOLVED: That application 19/00520/OP be **REFUSED** planning permission for the following reason:

"In the opinion of the Local Planning Authority the proposed vehicular access associated with this development would generate additional traffic onto Croft Lane which has a substandard road width. Such additional traffic would be to the detriment of highway safety in the locality, contrary to Policies T1, SP6 and SP7 of the Emerging North Hertfordshire District Local Plan (2011-2031) and to paragraphs 109 and 127 (f) of the National Planning Policy Framework (NPPF)."

7 20/03018/FP LAND WEST OF, ROYSTON BYPASS, ROYSTON, HERTFORDSHIRE

RESOLVED: That application 20/03018/FP be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

8 20/01764/FP THE BELL INN, 65 HIGH STREET, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8XD

This item was withdrawn from the Agenda and was not presented at this meeting.

9 21/00401/FP LAND AT IVEL COURT, RADBURN WAY, LETCHWORTH GARDEN CITY, HERTFORDSHIRE

Councillor David Levett declared an interest in that he was a member of the Cabinet which had made the decision to sell the land concerned by this application. As such he would take no part in the debate or vote on this item and would leave the meeting.

Councillor Tony Hunter declared an interest in that he was a member of the Cabinet which had made the decision to sell the land concerned by this application. As such he would take no part in the debate or vote on this item and would leave the meeting.

The Legal Regulatory Team Manager confirmed that as Councillor Levett and Councillor Hunter had made a decision as members of the executive to sell this land conditional on gaining planning permission they have fettered their discretion to take part in the decision making process for planning permission. To the reasonable person, if they were to take part in the decision for planning permission at PCC it would be seen as predetermination.

RESOLVED: That application 21/00401/FP be **GRANTED** planning permission subject to the conditions and reasons outlined 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 internal cycle and mobility vehicle storage and EV charging, shall be submitted to and approved in writing by the Local Planning Authority. Such works shall thereafter be carried out in completed accordance with the approved details or particulars, unless otherwise agreed in writing by the Local Planning Authority.”

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.