

# **NORTH HERTFORDSHIRE DISTRICT COUNCIL**

## **DECISION SHEET**

**Meeting of the Planning Control Committee held as a Virtual Meeting  
on Monday, 12th 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 Councillor Ian Moody.

Having given due notice, Councillor George Davies advised that he would be substituting for Councillor Moody.

### **3 MINUTES - 18 MARCH 2021**

#### ***RESOLVED:***

- (1) That the Minutes of the Meeting of the Committee held on 18 March 2021 be approved as a true record of the proceedings and be signed by the Chair; and
- (2) That, with the authorisation of the Chair, her electronic signature and initials be attached to the Minutes approved in (1) above.

#### 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 the time provided for speeches had been extended for Item 8 to 10 minutes for each group of speakers i.e. 10 minutes for objectors and 10 minutes for supporters. This 10 minute time limit also applied to Member Advocates.

#### 6 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

#### 7 20/00744/OP LAND OPPOSITE HEATH FARM, BRIARY LANE, ROYSTON, HERTFORDSHIRE

**RESOLVED:** That application 20/00744/OP be **REFUSED** planning permission for the following reasons:

- (1) By reason of its prominent position and the topography of the site and location outside the settlement boundary of Royston, the proposed development would be likely to result in significant localised adverse impacts on both the character of the area and visual receptors, particularly when viewed from certain locations on Royston Heath. While these impacts could be mitigated to a limited extent, the combination of residential built form on high ground and the associated urbanising infrastructure, and development breaking the skyline, would act to occasion a marked and adverse change in the character of the immediate and intermediate locality and wider valued landscape. This adverse impact would represent conflict with the aims of the NPPF and Policies CGB1, SP5, SP12c and NE1 of the emerging local plan and Policies 6 and 21 of the Saved local plan.
- (2) At the time of determination the planning application, the subject of this decision notice, has not been accompanied by a valid legal undertaking (in the form of a completed S106 Obligation) securing the provision of the requisite infrastructure and financial contributions towards off site infrastructure or on site affordable housing. The secure delivery of these obligations is required to mitigate the impact of the development on the identified services in accordance with the adopted Planning Obligations SPD, Saved Policy 51 of the North Hertfordshire District Local Plan No. 2 - with Alterations or proposed Local Plan Policy HS2 of the Submission Local Plan (2011-2031). Without this mechanism to secure these provisions the development scheme cannot be considered as a sustainable form of development contrary to the requirements of the National Planning Policy Framework (NPPF).

**Proactive Statement:**

Planning permission has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted proactively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**8      19/00520/OP   LAND BETWEEN CROFT LANE NORTON ROAD AND CASHIO LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE**

Councillor Morgan Derbyshire declared that he was acting as Member Advocate on the item and would therefore not take part in the debate and vote.

**RESOLVED:** That application 19/00520/OP be **DEFERRED** for the following reason:

To allow the Committee sufficient time to consider updated information.

**9      20/01098/FP THE BOOT, 73 HIGH STREET, BALDOCK, HERTFORDSHIRE, SG7 6BP**

Councillor Sean Prendergast declared an interest in that his mother-in-law owned a neighbouring property and advised that he would not take part in the debate or vote on this item.

**RESOLVED:** That application 20/01098/FP be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager.

**10     PLANNING APPEALS**

There were no Planning Appeals.