

# 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, 2nd September, 2021 at 7.30 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ian Moody, John Bishop and Terry Tyler.

Having given due notice Councillor Simon Bloxham advised he would be substituting for Councillor John Bishop.

### 2 MINUTES - 15 JULY 2021

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 15 July 2021 be approved as a true record of the proceedings and be signed by the Chair.

### 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 9 on the agenda (The Bell Inn, 65 High Street) would be taken first, and item 6 (Land to the East of Bedford Road) would be taken last.

### 5 PUBLIC PARTICIPATION

The Chair confirmed that all registered speakers were in attendance.

6 **20/01764/FP THE BELL INN, 65 HIGH STREET, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8XD**

**RESOLVED:** That application 20/01764/FP be **DEFERRED** to require a more detailed assessment of the impact of the proposed development on the Codicote Conservation Area and further assessment of the surface water management aspects of the development taking into account local flood issues.

7 **21/01392/FP LAND REAR OF 17, WALNUT TREE ROAD, PIRTON, HERTFORDSHIRE**

**RESOLVED:** That application 21/01392/FP be **GRANTED** planning permission subject to the submission of a satisfactory Unilateral Undertaking to secure Primary, Secondary and Library contributions as requested by Hertfordshire County Council and the sum of £5,000 to be paid to the Pirton Parish Council towards the replacement of the Pirton Recreation Ground Pavilion, and the conditions outlined in the report of the Development and Conservation Manager including the following amended condition:

Condition 6 to read:

“The following ecological mitigation measures are to be observed during the construction phase:

--Vegetation and building clearance works should only occur between the months of September and February inclusive to avoid impacts on breeding birds. Where this timing is not feasible works should be preceded by a nesting bird check.

--If one or more bats are found once works have commenced, work must cease immediately and a licenced bat ecologist consulted.

--Ivy should be removed from any tree which is proposed to be felled during the development process as soon as possible, to restrict potential opportunities for roosting bats.

--During construction, any trenches on site should be covered at night or have mammal ramps to ensure that any animals that enter can safely escape - this is particularly important if holes fill with water.

- The provision of hedgehog holes within the boundary fences to all plots to enable foraging hedgehogs to be able to pass freely through the site.”

8 **20/02292/OP LAND ADJACENT TO 9, NORTH END, KELSHALL, HERTFORDSHIRE**

**RESOLVED:** That application 2/02292/OP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager and the following additional condition:

“Condition 15

The new dwelling hereby approved shall incorporate a renewable heating strategy as outlined by the DAS (for example ground or air source heat pumps) and should be supplemented by solar power generation. In addition, the building shall incorporate passive measures to promote energy conservation, and the conservation and recycling of water, and a SUDS system. Full details of the renewable energy strategies shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details .

Reason: To ensure that the development is in accordance with local and national policies aimed at mitigating the environmental impacts of development and adapting to climate change.”

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9      **21/01470/S73A    LAND TO THE EAST OF BEDFORD ROAD AND WEST OF OLD  
RAMERICK MANOR, BEDFORD ROAD, ICKLEFORD, HERTFORDSHIRE**

**RESOLVED:** That, subject to the resolution of the objection of the Lead Local Flood Authority to the re-wording of condition 8 and the completion of the submitted Section 106 Agreement, application 21/01470/S73A be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager and the following revised condition:

Condition 15 to read:

“The development shall be carried out in accordance with the approved [Traffic Management Strategy Ref. BDWNT-LS-DOT-01 Rev12] including emissions mitigation procedures and traffic routing plan (Lavender Grange) submitted 24<sup>th</sup> August 2021.”