

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber, District Council
Offices, Letchworth Garden City
on Thursday, 4th November, 2021 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors John Bishop, Mike Rice and Terry Tyler.

Having given due notice Councillor George Davies substituted for Councillor Mike Rice and Councillor Michael Muir substituted for Councillor John Bishop.

2 ELECTION OF A VICE-CHAIR FOR REMAINDER OF CIVIC YEAR 2021/22

RESOLVED: That Councillor David Levett be elected as Vice-Chair of the Planning Control Committee for the remainder of the civic year 2021/22.

3 MINUTES - 16 SEPTEMBER 2021

RESOLVED: That the minutes of the meeting on 16 September 2021 be approved as a true record of proceedings and signed by the Chair.

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) The Chair gave advice to the registered speakers on the speaking procedure and time limits.
- (5) The Chair advised that Item 10 'Planning Appeals' would be taken following Item 6 'Public Participation' and Item 9 'Land at Windmill Close, Barkway' would be taken following Item 7 'The Bell Inn, Codicote'.

6 PUBLIC PARTICIPATION

The Chair confirmed that the four registered speakers were in attendance.

7 PLANNING APPEAL REPORTS

RESOLVED: That the report entitled 'Planning Appeals' be noted.

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

RESOLVED: That application 20/01764/FP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager and the following amendments to conditions:

- Condition 20 be removed.
- Condition 21 to become Condition 20, Condition 22 to become Condition 21 and Condition 23 to become Condition 22.
- Condition 5 to be amended to the following:

“Prior to commencement of the approved development (excluding demolition), the following landscape details shall be submitted:

1. *which, if any, of the existing vegetation is to be removed and which is to be retained.*
2. *what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting. This shall include planting west of the Plot 1 dwelling.*
3. *the location and type of any new walls, fences or other means of enclosure and any hardscaping proposed.*
4. *details of any earthworks proposed.*

Reason: To ensure the submitted details are sufficiently comprehensive to enable proper consideration to be given to the appearance of the completed development.”

- Condition 19 to be amended to the following:

“The development permitted by this planning permission shall be carried out in accordance with the Document 65204340-SWE-ZZ-XX-CO-C-0001-P01, prepared by Sweco UK Limited, Dated 29.09.2021 and the following mitigation measures;

1. *Limiting the surface water run-off rates to a maximum of 3.5l/s for all rainfall events up to and including the 1 in 100 +40% climate change event with discharge into the Thames Water Foul Water Sewer.*
2. *Provide attenuation (700mm of storage within the type 3 subbase, or such volume agreed by the LPA) to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + 40% climate change event.*
3. *Implement the drainage strategy utilising lined permeable paving, type 3 subbase and a Hydrobrake flow control device.*

Reason: To reduce the risk of flooding to the proposed development and future occupants.”

9 **20/02779/FP LAND AT, WINDMILL CLOSE, BARKWAY, HERTFORDSHIRE**

RESOLVED: That application 20/02779/FP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager and the following amendments and additions to conditions:

- Indexation for Herts County Council S106 payments is PUBSEC 175.
- Condition 6 be amended to the following:

“Prior to the occupation of the development hereby permitted the principal access road shall be provided 5.5 metres wide with the side access road being 4.8 metres wide to provide localised widening where possible up to 6.0m without encroaching onto plots 17, 18 and 19.

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All exiting footways are to include tactiles and dropped kerbs at crossing points and links to footways on the new development, thereafter the access roads and footways shall be retained at the position shown on the approved site layout plan number BEV-537-PA-001 Rev E. Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason: To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan."

- Condition 16 to be amended to the following:

"The development permitted by this planning permission shall be carried out carried out in accordance with LLFA consultation letter dated 15 September 2021 prepared by EAS with attachments A-E (Appendix A proposed site layout plan BEV-357-PS-001-Rev E) prepared by MS Square Architect Ltd. Appendix B proposed drainage layout 2822 SK01 Rev D dated 14 September 2021, appendix C Source Control Calculations dated 15 September 2021, Appendix D Micro drainage calculations dated 15 September 2021, appendix E Exceedance Routes 2822 SK05 dated 15 September 2021 all prepared by EAS and the following mitigation measures:

- 1. Provide minimum attenuation of 162.8 cubic metres and infiltration 262.6 cubic metres to ensure no increase in surface water run off volumes for all rainfall events up to and including the 1 in 100 year + climate change (40%) event.*
- 2. Implement drainage strategy based private soakaways, permeable paving with sub-base on all roads, mews and parking areas, oversized pipe, geocellular attenuation tanks and a restricted discharge at 2.5l/s at MH44 and 2.9l/s at MH14 via a Hydro brake into the Thames water foul water sewer.*

Reason: To prevent flooding by ensuring the satisfactory storage/disposal of surface water from the site."

- Condition 17 to be added as follows:

"No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for written approval. All approved drainage details shall be carried out carried out in accordance with LLFA consultation letter dated 15 September 2021 prepared by EAS with attachments A-E (Appendix A proposed site layout plan BEV-357-PS-001-Rev E) prepared by MS Square Architect Ltd. Appendix B proposed drainage layout 2822 SK01 Rev D dated 14 September 2021, appendix C Source Control Calculations dated 15 September 2021, Appendix D Micro drainage calculations dated 15 September 2021, appendix E Exceedance Routes 2822 SK05 dated 15 September 2021 all prepared by EAS. The scheme shall also include:

- 1. Detailed engineering drawings of the proposed SUDs features including their location, size, depth and any inlet and outlet features including any connecting pipe runs and all corresponding calculations/modelling to ensure the scheme caters for all rainfall events up to and including the 1 in 100 year +40% for climate change event.*
- 2. Detailed engineering drawings of the access road arrangements between the permeable paving and sub-base and oversized pipe, including the connecting pipe from MH14 into the Thames Water foul sewer and how surface will be captured from the surface water of the road and the entrance of the site where MH14 is located.*
- 3. BRE digest infiltration tests in the location of the proposed private soakaways and permeable paving areas including an assessment of seasonal variation to ensure the infiltration of surface water can be catered for effectively during the Autumn and Winter months for all rainfall events up to and including the 1 in 100 year + climate change event.*
- 4. Demonstrate appropriate SUDs management and treatment and inclusion of above ground features such as permeable paving, reducing the requirement for underground storage.*

5. Provision of half drain downtimes for surface water drainage within 24 hours.
6. Silt traps for protection for any residual tanked elements.

Reason: To prevent flooding by ensuring satisfactory storage and disposal of surface water from the site."

- Condition 18 to be added as follows:

"Upon completion of the drainage works for the site in accordance with timing / phasing arrangements, the following must be submitted to and approved in writing by the Local Planning Authority.

1. *Provision of a verification report (appended with substantiating evidence demonstrating the approved construction details and specifications have been implemented in accordance with the surface water drainage scheme). The verification report shall include photographs of excavations and soil profile/horizons, installation of any surface water structure (during construction and final make up) and the control mechanism.*
2. *Provision of a complete set of a as built drawings for site drainage.*
3. *A management and maintenance plan for SUDs features and drainage network.*
4. *Arrangement for adoption and any other measures to secure the operation of the scheme throughout its lifespan.*

Reason: To prevent flooding by ensuring satisfactory storage and disposal of surface water from the site."

10 20/02507/FP LAND AT AND NORTH OF 68, LONDON ROAD, BALDOCK, HERTFORDSHIRE, SG7 6JL

RESOLVED: That application 20/02507/FP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager.