

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, 27th January, 2022 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Tony Hunter, Ian Moody and John Bishop.

Having given due notice, Councillor Simon Bloxham advised he would be substituting for Councillor John Bishop and Councillor Michael Muir advised he would be substituting for Councillor Tony Hunter.

2 MINUTES - 2 DECEMBER

RESOLVED: That the Minutes of the Meeting of the Committee held on 2 December 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.

5 PUBLIC PARTICIPATION

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

6 21/02076/FP Land West Of, Castlefield, Preston, Hertfordshire

RESOLVED: That application 21/02076/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 1 to be added with the following:

"The development permitted by this planning permission shall be carried out in accordance with FRA and Drainage Strategy E20-064 Issue 4 dated November 2021

prepared by SDP Consulting Engineers including Appendices 1-19. and the following mitigation measures;

- 1. Limiting the surface water run-off rates for all rainfall events up to and including the 1 in 100 year + climate change event with discharge via two deep bore soakaways.*
- 2. Provide attenuation 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 event through the use of permeable driveways, permeable access road with sub-base and a detention pond.*
- 3. Implement drainage strategy as indicated on the proposed drainage strategy drawing E20-064-1001 P4 dated December 2021 prepared by SDP Consulting*

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

- Condition 2 to be added with the following:

“No development shall take place until the final design of the drainage scheme is completed and sent to the LPA for approval. The surface water drainage system will be based on the submitted FRA and Drainage Strategy E20-064 Issue 4 dated November 2021 prepared by SDP Consulting Engineers including Appendices 1-19. The scheme shall also include;

- 1. Detailed engineered drawings of the proposed SuDS features (Permeable driveways, permeable road with subbase and pond) including their, location, size, volume, 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% allowance climate change event.*
 - 2. Infiltration bore holes tests to be undertaken in the exact location of the two proposed deep bore soakaways to determine the worst-case infiltration rate to be used to finalise the proposed attenuation pond design.*
 - 3. Cross sections of the proposed pond including the permanent water level, freeboard and the additional 1 in 30-year rainfall event.*
 - 4. Demonstrate an appropriate SuDS management and treatment train and inclusion of above ground features such as permeable paving, swales etc. for the access road and reducing the requirement for any underground storage.*
 - 5. Silt traps for protection for any residual tanked elements.*
 - 6. Final detailed management plan to include arrangements for adoption and any other arrangements to secure the operation of the scheme throughout its lifetime.*
 - 7. All drawings should be final, ready for construction and not subject to change.*
- Reason :To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site*

- Condition 22 to be added with the following:

“Prior to the commencement of the development hereby permitted, a feasibility study into the installation of UV solar panels within the development shall be submitted to and approved in writing by the Local Planning Authority. The study shall include provision for the installation of such panels where they are deemed to be feasible. Such works shall thereafter be carried out in accordance with the approved details or particulars prior to the occupation of the dwellings to which they relate unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of delivering sustainable homes”

- Condition 23 to be added with the following:

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"Prior to the commencement of the development hereby permitted, full details of measures to minimise water use and consumption shall be submitted to and approved in writing by the Local Planning Authority. Such measures shall thereafter be implemented in accordance with the approved details or particulars prior to the first occupation of the development and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason: In the interest of delivering sustainable homes"

7 21/00354/FP Land To The Rear Of 23, Conquest Close, Hitchin, Hertfordshire

RESOLVED: That application 21/00354/FP be **REFUSED** planning permission for the following reason:

The proposal by reason of the design, and siting of the dwellings and ancillary development on this cramped and poorly accessed site would be harmful to the character and appearance of the locality. Moreover, the inadequate access arrangements do not appear to enable the safe access of delivery, service and emergency vehicle to the site, to the detriment of highway safety and amenity. The proposal therefore fails to accord with Policy 57 of the North Hertfordshire District Local Plan and Policy SP1, SP3, D1 and D3 of the North Hertfordshire Emerging Local Plan (2011-2031) and Section 12 of the National Planning Policy Framework (NPPF).

8 21/02112/OP Daisy Barn, Treacle Lane, Rushden, Buntingford, Hertfordshire, SG9 0SL

RESOLVED: That application 21/02112/OP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager.

9 21/02576/FP Courtlands, Todds Green, Stevenage, Hertfordshire, SG1 2JE

RESOLVED: That application 21/02576/FP be **GRANTED** planning permission subject to the conditions and 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 Control Committed apprised of planning appeals lodged and planning appeal decisions.