

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber, District Council Offices
on Thursday, 23rd June, 2022 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sean Nolan, Daniel Allen and Terry Tyler.

Having given due notice Councillor Amy Allen substituted for Councillor Daniel Allen and Councillor Nigel Mason substituted for Councillor Sean Nolan.

2 MINUTES - 20 April 2022

RESOLVED: That the Minutes of the Meeting of the Committee held on 20 April 2022 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 advised that, in accordance with Council Policy, the meeting would be audio recorded.
- (2) 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.
- (3) The Chair gave advice to the registered speakers on the speaking procedure and time limits.
- (4) The Chair advised that a break would be taken around 9pm, if required.
- (5) The Chair advised that there had been a change to the order of the agenda and Item 7 and 8 would be taken ahead of Item 6, which would be taken following the conclusion of Item 8.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 22/01342/TD Land at The Rear Of 33 And 35 Coombelands, Melbourn Road, Royston, Hertfordshire, SG8 7DW

RESOLVED: That application 22/01342/TD be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager.

7 22/00170/FP The Lord Lister Hotel, 1 Park Street, Hitchin, Hertfordshire, SG4 9AH

RESOLVED: That application 22/00170/FP be **DEFERRED** to receive a response from Highways regarding the installation of a gate and to request further details from the Police regarding anti-social behaviour in the area.

8 22/00171/LBC The Lord Lister Hotel, 1 Park Street, Hitchin, Hertfordshire, SG4 9AH

RESOLVED: That application 22/00171/LBC be **DEFERRED** to receive a response from Highways regarding the installation of a gate and to request further details from the Police regarding anti-social behaviour in the area.

9 19/01106/FP Burford Grange, Bedford Road, Ickleford, Hitchin, Hertfordshire, SG5 3XG

RESOLVED: That application 19/01106/FP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager and the following additional conditions:

“Condition 25

Prior to any demolition and construction works full details of a Demolition and Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In order to ensure that adequate measures are adopted to control nuisance during works associated with the development from the spread of pollution, notably dust and fine particulate matter.

Condition 26

Prior to the occupation of the development a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Plan.

Reason: In the interests of nature conservation

Condition 27

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area."

10 21/02768/FP Oughton Head Pumping Station, Hitchin Road, Pirton, Hertfordshire

RESOLVED: That application 21/02768/FP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager, including an amendment to Condition 13 and the addition of Condition 14 as follows:

“Condition 13

Prior to commencement, a single method statement for the clearance of vegetation should be submitted to the LPA for consideration. This should incorporate the key considerations outlined in the mitigation measures for the safeguarding of hedgehogs, nesting birds and reptiles in sections 6.3. 6.4 and 6.5 of the Ecological Impact Assessment by SLR Consulting Limited (Ref: 402.06511.00007 Version No:2), including those relating to the time of year.

Reason: In the interests of nature conservation

Condition 14

Prior to the commencement of the development a Landscape and Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the approved Plan.

Reason: In the interests of nature conservation.”

11 22/00346/FP Land Between Cherry Holt And 2, Caldecote Road, Newnham, Hertfordshire

RESOLVED: That application 22/00346/FP be **REFUSED** planning permission for the reasons outlined in the report of the Development and Conservation Manager.

12 21/03533/FP Land West Of Tuthill House, Kelshall Tops, Therfield, Hertfordshire

RESOLVED:

- (1) That application 21/03533/FP be **GRANTED** planning permission subject to the completion of the S106 agreement and deed of variation, the applicant agreeing to any necessary extensions to the statutory determination period to achieve this and to request additional comments from the Lead Local Flood Authority and to add any condition(s) they request before the grant of planning permission.
- (2) Independently to the grant of planning permission for the Council to investigate whether a group Tree Preservation Order (TPO) should be served on the trees outside the application site immediately to the south to secure their long term protection following an assessment of the state and condition of the trees.

13 Planning Appeals

The Development and Conservation Manager advised that, due to the time, he would not provide Members with a verbal update on this item.