

# 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, 15th September, 2022 at 7.30 pm

At the start of business Members marked the passing of Her Late Majesty the Queen with a minutes' silence.

### 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Daniel Allen.

Having given due notice Councillor Nigel Mason advised he would be substituting for Councillor Daniel Allen.

Councillor Nigel Mason sent his apologies due to lateness and would join the meeting later.

### 2 MINUTES - 31 MARCH, 23 JUNE 2022

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 31 March be approved as a true record of the proceedings and be signed by the Chair.

**RESOLVED:** That the Minutes of the Meeting of the Committee held on 23 June 2022 be amended as follows:

At minute 7, resolution (1) to read:

(1) That application 21/03533/FP be **GRANTED** planning permission subject to the conditions and reasons as set out in the report and with the following additional condition:

“That the applicant agrees all necessary extensions to the statutory determination period to enable the completion of the deed of variation S106 agreement. In the event that agreement is not secured to extend the statutory determination that the members allow the Development and Conservation Manager to refuse planning permission based on absence of the requisite legal agreement”

**RESOLVED:** that the Minutes (as amended) of the Meeting of the Committee of the Committee held on 23 June 2022 be approved as a true record of the proceedings and be signed by the Chair.

### 3 NOTIFICATION OF OTHER BUSINESS

There was none.

### 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 concerning times to speak for Members and Registered Speakers.

5 **PUBLIC PARTICIPATION**

The Chair confirmed that the three registered speakers were present.

6 **17/01464/1 - LAND ADJACENT TO OAKLEA AND SOUTH OF, COWARDS LANE, CODICOTE**

**RESOLVED:** That planning permission is resolved to be **GRANTED** subject to referral to the Secretary of State for Levelling Up, Housing and Communities, subject to the completion of a satisfactory legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement if required and the conditions and informatives as set out in the report, and the following amendment:

Informative 2 relating to off-site Highway Works to read:

“Off-site highways work Informative

The off-site highways works referred to in conditions 17 and 18 above shall include:

- Pedestrian dropped kerbs and tactile paving either side of the Cowards Lane / spine road junction, with a suitable level of visibility from the tactile crossing points.
- Pedestrian dropped kerbs and tactile paving either side of the B656 / spine road junction.
- Measures to prohibit the parking of vehicles (e.g. double yellow lines) at the roadside of the B656 to ensure the necessary level of visibility from the site access, and from the pedestrian crossing points on the B656, are maintained in perpetuity.
- The upgrading of the two existing bus stops closest to the site along the B656, including raised Kassel kerbing.
- The details of these off-site highways works need to be completed in accordance with an approved S278 Agreement with the Highway Authority, prior to the occupation of any dwelling forming part of the development.”

7 **21/02957/FP LAND ON THE SOUTH WEST SIDE OF, BARKWAY ROAD, ROYSTON, HERTFORDSHIRE**

**RESOLVED:** That planning permission be **GRANTED** subject to the completion of a satisfactory S106 Legal Agreement and the reasons and conditions set out in the report, subject to the following amendment to condition 9 to read:

“The development hereby approved shall be carried out in accordance with the recommendations and mitigation measures set out in the submitted Bat Survey Report by Three Counties Ecology, the Preliminary Ecological Assessment and Potential Roost Assessment (August 2021).”

8 **PLANNING APPEALS**

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