

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, 17th November, 2022 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received by Councillors Val Bryant, Morgan Derbyshire and Ian Moody.

Having given due notice Councillor Nigel Mason substituted for Councillor Val Bryant and Councillor Michael Muir substituted for Councillor Morgan Derbyshire.

2 MINUTES - 13 OCTOBER 2022

RESOLVED: That the Minutes of the Meeting of the Committee held on 13 October 2022 be approved as a true record of the proceedings and be signed by the Chair with the amendment that Councillor Michael Muir, Councillor Nigel Mason and Councillor Amy Allen are to be added to the list of Councillors present at the last meeting.

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 there would be a comfort break if required

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance:

- Parish Councillor Paul Harding
- Caroline McDonnell
- Hugh Chatfield
- Derek Carter
- Councillor Richard Thake
- Phil Roden
- Tim Lee
- Parish Councillor Neil Burns
- Nicky Tribble
- Peter Calver

- Councillor Lisa Nash

6 21/03380/FP Land To The North And East Of Great Wymondley, Hertfordshire

RESOLVED: That the application 21/03380/FP be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager and the removal of Condition 7, to be replaced with two further conditions. Therefore the current Condition 9 would become Condition 10, with the other Conditions included within the report changing number accordingly. The additional conditions were:

“Condition 7:

No development including ground works and ground preparation works shall take place until a surface water drainage scheme, based on suitable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The drainage strategy should demonstrate the surface water run-off generated up to and including 1 in 100-year + climate change critical storm will not exceed run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. A detailed response to the Letter from the LLFA dated 15 November 2022 which addresses the points of concern with the proposed surface water drainage scheme and overland flow management scheme.
2. Carry out any necessary amendments to the proposed surface water drainage scheme and hydraulic modelling for the overland management scheme for LLFA approval. Once the baseline information is agreed the following information should be provided;
3. Demonstrate an overall betterment of the existing pre-development overland flow paths for the 1 in 30-year event, ensuring the flow paths are maintained and not made worse for events above the 1 in 30-year event and up to the 1 in 100 year + climate change event.
4. Detailed engineered drawings of the proposed SuDS/flood risk mitigation features 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 for climate change event.
5. Detailed engineered drawings of all proposed discharge locations including headwall details, evidence of land ownership and relevant permissions. A condition survey of these specific locations should also be provided and any mitigation required should be carried out prior to development taking place.
6. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features.
7. Provision of half drain down times for surface water drainage features within 24 hours.
8. Silt traps for protection of any residual tanked elements where appropriate.
9. Construction phase surface water and flood mitigation management plan.
10. Details of how the scheme shall be maintained and managed after completion including adoption of details.

Reason: To prevent the increased risk of flooding, both on and off site in particularly to Priory Lane and Little Wymondley.

Condition 8:

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Upon completion of the surface water drainage/flood management works for the site in accordance with the timing/phasing arrangements, the following shall 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 profiles/horizons, installation of any surface water structure (during construction and final make up) and the control mechanism.
2. Provision of a complete set of built drawings for site drainage.
3. A management and maintenance plan for the SuDS features and drainage network.
4. Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.

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

7 22/00982/FP Greenveldt Kennels , Luton Road, Kimpton, Hertfordshire, SG4 8HB

RESOLVED: That the application 22/00982/FP be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager with an amendment to Condition 8 reading:

“Condition 8:

Prior to the commencement of the approved development, the following landscape details shall be submitted:

- a) which, if any, of the existing vegetation is to be removed and which is to be retained – including details of tree cutting
- b) what new trees, shrubs, hedges and grassed areas are to be planted, together with the species proposed and the size and density of planting
- c) the location and type of any new walls, fences or other means of enclosure and any landscaping proposed – hard surfaces shall be of porous materials, or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous area or surface within the curtilages of the dwellings
- d) details of any earthworks proposed
- e) new tree planting to the west and east boundaries of the site, between the trees on the west boundary, and on the east garden boundaries of the approved dwellings. These trees shall be of native species, with details to be provided as part of b) of this Condition.

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

8 22/01920/FPH 14 Oakfields Avenue, Knebworth, Hertfordshire, SG3 6NP

RESOLVED: That the application 22/01920/FPH be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager with an amendment to Condition 4 reading:

“Condition 4:

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One replacement native semi-mature tree with a recommended girth of between 16-18cm must be planted in the front garden area of the property 14 Oakfields Avenue within 1 year of the date of this decision. Should the tree die within 5 years of it being planted, the tree must be replaced in the following planting season.

Reason: In the interest of local amenity.

9 22/01921/FPH 14 Oakfields Avenue, Knebworth, Hertfordshire, SG3 6NP

RESOLVED: That the application 22/01920/FPH be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager

10 PLANNING APPEALS

Tom Allington updated Members on Planning Appeals

RESOLVED: That the Committee note the report