

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, 1st December, 2022 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Val Bryant, Alistair Willoughby and Ian Moody.

2 MINUTES - 20 SEPTEMBER 2022

RESOLVED: That the Minutes of the Meeting of the Committee held on 20 September 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 paid tribute to Cllr Judi Billing MBE who passed away on the 24 November and requested Members and members of the public join in a minute's silence in remembrance.
- (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 the speaking process for public participants.
- (5) The Chair advised of when comfort breaks would be taken.

5 PUBLIC PARTICIPATION

The Chair confirmed the registered speakers were in attendance.

6 18/01502/OP Land Between Royston Road And, Cambridge Road, Barkway, Hertfordshire

RESOLVED: That application 18/01502/OP be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager, with an amendment to Condition 9 to read:

"Prior to the commencement of development, a development and infrastructure phasing plan is to be submitted to and approved in writing by the LPA which must be agreed with the Local Authority in consultation with Thames Water. This plan is to set out the measures / works required to ensure that the local infrastructure has the capacity to serve the development and to allow the development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

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Reason: Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.”

7 22/00927/FP 20 High Street, Baldock, Hertfordshire, SG7 6AX

RESOLVED: That application 22/00927/FP be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager.

8 22/01498/FP 20 High Street, Baldock, Hertfordshire, SG7 6AX

RESOLVED: That application 22/01498/FP be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager.

9 21/02796/FP 59 - 61 Walsworth Road, Hitchin, Hertfordshire, SG4 9SX

RESOLVED: That application 22/00170/FP be **GRANTED** planning permission subject to the completion of a satisfactory S106 Legal Agreement and the reasons set out in the report of the Development and Conservation Manager, with the following amendments:

- Removal of Condition 21 as detailed in the report.
- Condition 22 and Condition 23 to become Condition 21 and Condition 22 respectively.
- Additional Conditions 23 and 24 to read:

“Condition 23

The development permitted by this planning permission shall be carried out in accordance with the following documents:

- E-mail response dated 23 August 2022 from Nolan Associates
- E-mail response dated 28 October 2022 from Nolan Associates
- Drainage Strategy carried out by Nolan Associates dated March 2022 reference 2021- 087
- CCTV and Connectivity Survey dated 9 May 2022 carried out by Wrc
- Manhole Survey Report dated 27 May 2022 carried out by Wrc

and the following mitigation measures:

1. Provide minimum surface water attenuation volume of 27m³ 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 on a tank and permeable paving for attenuation and treatment at a discharge rate of 2l/s into an existing surface water sewer (final details to be confirmed as part of a post demolition condition).
3. Provide water quality treatment using permeable paving on 10 parking bays where all the impermeable areas including the access road will be directed to the permeable paving for treatment prior to discharge.

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

Condition 24

No development shall take place, apart from the demolition of the current building, until the final design of the drainage scheme is completed and is approved by the LPA. The surface water drainage system will be based on the following approved documentation:

- E-mail response dated 23 August 2022 from Nolan Associates
- E-mail response dated 28 October 2022 from Nolan Associates

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- Drainage Strategy carried out by Nolan Associates dated March 2022 reference 2021-087
- CCTV and Connectivity Survey dated 9 May 2022 carried out by Wrc
- Manhole Survey Report dated 27 May 2022 carried out by Wrc

The scheme shall also include:

1. Post demolition survey of the existing drainage system to confirm the existing connection into a sewer. Should the survey determine the connection is into an existing combined sewer, the applicant will need to demonstrate that they have considered other options where possible to connect into another surface water sewer.
2. Permission from Anglian Water to connect into their sewer including any required sewer upgrades due to capacity issues at the agreed rate of 2l/s.
3. Detailed engineered drawings of the proposed SuDS 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.
4. Detailed engineered drawings of the tank and permeable paving parking areas. The drawing should also show proposed levels of how the access road and other hardstanding areas will drain into the permeable paved parking bays.
5. Demonstrate appropriate SuDS management and treatment and inclusion of above ground features such as permeable paving, reducing the requirement for any underground storage.
6. Provision of half drain down times for surface water drainage within 24 hours.
7. Silt traps for protection for any residual tanked elements.

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

10 22/01990/PNAA 34 Royal Oak Lane, Pirton, Hitchin, Hertfordshire, SG5 3QT

RESOLVED: That application 22/01990/PNAA be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager.