

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 December, 2022 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sean Nolan, Daniel Allen, Phil Weeder and Ian Moody.

2 MINUTES - 17 NOVEMBER 2022

RESOLVED: That the Minutes of the Meeting of the Committee held on 17 November 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 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 clarified the speaking process for public participants.
- (4) The Chair advised of a change to the order of the agenda and Item 6 would be taken last, following the conclusion of Item 10.
- (5) The Chair advised of when comfort breaks would be taken.

5 PUBLIC PARTICIPATION

The Chair confirmed the registered speakers were in attendance.

7 22/02450/S73 Odyssey Health Club , Old Knebworth Lane, Knebworth, Hertfordshire, SG2 8DU

RESOLVED: That application 22/02450/S73 be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager

8 17/01955/1 Ickleford Mill, Arlesey Road, Ickleford

RESOLVED: That application 17/01955/1 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 amendment to Condition 29 to read:

“Condition 29:

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- (a) No development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:
 - (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;
 - (ii) The results from the application of an appropriate risk assessment methodology
- (b) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (a), above; has been submitted to and approved by the Local Planning Authority.
- (c) This site shall not be occupied, or brought into use, until:
 - (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (b) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.
 - (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.
- (d) Any contamination, other than that reported by virtue of condition (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built & natural environment & controlled waters.”

9 22/01229/FP Land Adjacent To Red Brick Cottage, The Street, Kelshall, Royston, Hertfordshire, SG8 9SQ

RESOLVED: That application 22/01229/FP be **REFUSED** planning permission due to the following reasons; the scheme is considered contrary to Local Plan policies that inform on appropriate development in Rural Area beyond the Green Belt. The proposal fails to comply with any of the criteria within Policies SP2 and CGB1 of the Local Plan, as the proposal is not considered to fall within the remit of infill development given the sizable and spacious nature of the plot. Moreover, the scheme would be harmful to the character and appearance of the village and would be at odds with the sporadic pattern of development that makes up the settlement of Kelshall. The proposal is therefore deemed contrary to Policies SP2, D1 and CGB1 of the Local Plan, as well as Section 12 of the NPPF.

10 TPO/00203 (2022) Church of St Peter, Pirton Road, Holwell, Hitchin, Hertfordshire, SG5 3SR

RESOLVED: That the Tree Protection Order (TPO/00203) was **CONFIRMED**.

6 19/01448/FP Former Wyevale Codicote Garden Centre, High Street, Codicote, Hitchin, Hertfordshire, SG4 8XA

RESOLVED: That application 19/01448/FP be **GRANTED** planning permission subject to the completion of a satisfactory legal agreement and the extension of the statutory period if required, as well as the reasons set out in the report of the Development and Conservation

Manager, with the following amendments to Conditions 7 and 18, and an additional Condition 41, to read:

“Condition 7

“No works or development (including any pre-construction, demolition or enabling works) shall commence until a Construction Management Plan/construction phasing and environmental management programme has been submitted to and approved in writing by the Local Planning Authority, including elements of the CLOCS standards as set out in the Highway Authority's Construction Management template. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan/Programme unless otherwise agreed in writing by the Local Planning Authority: The Construction Management Plan/construction phasing and environmental management programme shall include details of:

- Construction vehicle numbers, type, routing.
- Access arrangements to the site.
- Traffic management requirements.
- Construction and storage compounds (including areas designated for car parking, loading /unloading and turning areas).
- Siting and details of wheel washing facilities (for construction vehicles leaving the site).
- Cleaning of site entrances, site tracks and the adjacent public highway.
- Timing of construction activities/hours of construction operations (including delivery times and removal of waste) and to avoid school pick up/drop off times.
- Provision of sufficient on-site parking prior to commencement of construction activities.
- Site set up and general arrangements for storing plant including cranes, materials, machinery and equipment, temporary offices and other facilities, construction vehicle parking and loading/unloading and vehicle turning areas.
- Where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes, and remaining road width for vehicle movements.
- Phasing Plans.
- Measures to minimise dust, noise, machinery and traffic noise impacts during construction.
- The location of construction traffic routes to and from the site, details of their signing, monitoring and enforcement measures.
- Screening and hoarding details, to protect neighbouring residents.
- End of day tidying procedures to ensure protection of the site outside the hours of construction. The construction activities shall be designed and undertaken in accordance with the code of best practice set out in British Standard 5228 1997 and with the agreed details unless otherwise agreed in writing by the Local Planning Authority.
- Storage and removal of building waste for disposal or recycling.
- Post construction restoration/reinstatement of the working areas and temporary access to the public highway.
- Ecological method statements to incorporate: MM1 – General Construction Safeguards, MM2 – Hedgerow and Tree Protection, MM7– Badger Construction Safeguard, MM9-Precautionary Habitat Clearance Measures and MM10 -Timing of Works from the Ecological Appraisal April 2019 by Aspect Ecology

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018) and to ensure the correct phasing of development in the interests of minimising disruption nearby residents during construction, minimising any environmental impacts and in the interests of biodiversity.”

“Condition 18

No dwelling hereby permitted shall be occupied until a scheme of external lighting has been submitted to and been approved in writing by the Local Planning Authority. The scheme shall

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be designed to ensure public safety and to minimise the potential effects upon the ecology of the site and its surroundings. The scheme shall include details of external lighting of the pedestrian accesses on the eastern boundary. The strategy shall be designed to minimise the potential adverse effects of external lighting on the amenity and biodiversity of the site and its immediate surroundings. The external lighting scheme should incorporate the considerations outlined within MM6 – Sensitive Lighting within the Ecological Appraisal April 2019 by Aspect Ecology an ecological lighting statement giving detail of definitive measures as to how this has been achieved. The scheme shall be implemented as approved and in accordance with an agreed programme/strategy, and the arrangements shall be maintained and retained thereafter.

Reason: In the interests of biodiversity and local amenity.”

“Condition 41

Prior to the commencement of development an updated Transport Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Transport Assessment shall consider the cumulative impacts of sites CD1, CD2, CD3 and CD5 on the village centre and minor roads leading to/from Codicote and secure necessary mitigation or improvement measures. No dwelling forming part of the development hereby approved shall be occupied until the approved mitigation and/or improvement measures have been implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and traffic management.”