

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## PLANNING CONTROL COMMITTEE

MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES, GERONON ROAD, LETCHWORTH, SG6 3JF  
ON TUESDAY, 20TH SEPTEMBER, 2022 AT 7.30 PM

### MINUTES

**Present:** *Councillors: Councillor Val Bryant (Chair), Councillor Tom Tyson (Vice-Chair), Daniel Allen, David Levett, Morgan Derbyshire, Terry Tyler, Amy Allen, Michael Muir, Nigel Mason and Tony Hunter*

**In Attendance:** *Simon Ellis (Development and Conservation Manager), William Edwards (Committee, Member and Scrutiny Manager), James Lovegrove (Committee, Member and Scrutiny Officer), Mark Simmons (Conservation Officer) and Anne McDonald (Principal Planning Officer)*

**Also Present:** *At the commencement of the meeting approximately 50 members of the public, including registered speakers and approximately 6 members of the public in an side room.*

#### 1 APOLOGIES FOR ABSENCE

*Audio recording – 59 seconds*

Apologies for absence were received from Councillors Alistair Willoughby, Simon Bloxham, Sean Nolan and Ian Moody.

Having given due notice Councillor Amy Allen substituted for Councillor Alistair Willoughby, Councillor Michael Muir substituted for Councillor Simon Bloxham and Councillor Nigel Mason substituted for Councillor Sean Nolan.

Councillor Phil Weeder was absent.

#### 2 NOTIFICATION OF OTHER BUSINESS

*Audio recording – 1 minutes 37 seconds*

There was no other business notified.

#### 3 CHAIR'S ANNOUNCEMENTS

*Audio recording – 1 minute 41 seconds*

- (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 clarified matters concerning times to speak for Members and Registered Speakers.

**4 PUBLIC PARTICIPATION**

*Audio recording – 3 minutes*

The Chair confirmed that the 5 Member Advocates and 7 registered public speakers were in attendance.

**5 18/01502/OP - LAND BETWEEN ROYSTON ROAD AND, CAMBRIDGE ROAD, BARKWAY, HERTFORDSHIRE**

*Audio recording – 4 minutes 05 seconds*

Councillor Tony Hunter declared he was predetermined on this item due to comments he had previously made in the consultation process. He advised that he would move to the public gallery where he would speak as Member Advocate against the item, before leaving the Chamber for the remainder of this item.

Following a request on behalf of Barkway Parish Council for a recorded vote, the Chair took advice and confirmed that this request could not be made by a Parish Council. However, a Member Advocate or member of the Committee could make this request.

Councillor Gerald Morris called for a recorded vote on this item.

The Senior Planning Officer advised of the following updates:

- Following notification of errors in the report, labelling on the plans and three of the Highways conditions had been updated.
- Confirmed that the meeting had been called legally and was in line with advice surrounding meetings during the official mourning period.
- The Local Plan Inspectors Report had been received and sections relevant to this application had been supplied as an addendum.
- Newsells Park Stud had provided a document which had been circulated to Members ahead of the meeting.

The Senior Planning Officer presented the report in respect of application 18/01502/OP supported by a visual presentation consisting of photographs and plans.

The following Members asked questions:

- Councillor Michael Muir
- Councillor Tom Tyson
- Councillor Nigel Mason

In response to questions, the Senior Planning Officer advised:

- Herts County Council owned the reserved school site, but the rest of the site is owned by the applicant. The reserved school site was not part of this application.
- There had been no response from Herts Ecology so far, despite Officer communications.
- Herts Ecology had three options, they could respond with no objections, they could have concerns that need addressing and this would be done alongside the applicant and they could object in principle, in which case the application would return to the Planning Control Committee.

The Chair invited Mr Julian Dollar and Ms Jacqueline Veater to speak against the application and advised they had been allocated 10 minutes to share.

Mr Dollar thanked the Chair for the opportunity to speak and advised the Committee of the following:

- He had been involved in Stud breeding for 25 years, and manager at Newsells Park Stud for the last 16 years.
- The Newsells Park Stud is one of the most successful stud farms in the UK, with an international reputation.
- The stud employs 42 people, the majority of who live on the site and support local businesses.
- The stud purchases goods and materials from local suppliers and has taken a keen interest in the local community, especially through support provided to the local school.
- The land bordering the BK3 site is the most suitable for raising foals and was the reason for the stud being established 100 years ago. The newer land is not of as good quality for the raising of foals.
- The development of site BK3 would be detrimental to the rearing of horses, as these are animals which react to noise, and there were no measures possible to mitigate against this. This would further cause risk of accident, with horses reacting to additional noises and disturbances.
- There would be an increase in footfall on the bridleway and therefore further land owned by the stud would be unsuitable for use by horses.
- Riders would be put at additional risk due to the route of the bridleway through the proposed development site.
- They understand the need for houses in North Herts, but the small village of Barkway is not suitable.

Ms Veater thanked the Chair for the opportunity to speak and advised the Committee of the following:

- The development is unwanted by the District Councillors, County Councillor, Barkway Parish Council and Barkway residents.
- The British Horse Society, the Ramblers and the Friends of the River Quin are against the proposals due to the destruction of the environment.
- The site owner has not taken into account the issues raised in consultation.
- The Parish Council would continue to object to this application, and would support the District Council should they wish to refuse the application and are taken to appeal.
- The housing requirement on the Council has changed and been reduced by 2,500 homes, the 140 homes in Barkway could form part of this reduction.
- Thames Water had stated that the sewage treatment infrastructure could not support the development and there is insufficient information is available to ensure the River Quin is protected from raw sewage overflow.
- Newsells Stud is central to the village and a part of the local economy and this development threatens its existence.
- BK3 does not trigger the need for a school, as has been maintained by the County Council. Without a school the sustainability of the site had been further reduced.
- Proposals for a convenience store may not be sustainable in the long run, but it will have an impact on the store in neighbouring Barley.
- Suggested additional wording to be included within the conditions and made further suggestions of a conditions to be added to the application.
- The Parish Council requested that, if permission was granted, they were consulted on all reserved matters application so they can assist the District Council to minimise the negative impact on Barkway.

In response to a point of clarification from Councillor David Levett, Ms Veater advised that she was unsure whether there was a specific objection from Thames Water, but they have said that the current infrastructure is unable to deal with the additional housing. This is reflected in the experience of village residents.

The Chair thanked Mr Dollar and Ms Veater for their contribution.

The Chair invited Councillor Gerald Morris and Councillor Tony Hunter to speak against the application as Member Advocates and advised they had been allocated 10 minutes to share.

Councillor Morris thanked the Chair for the opportunity to speak and advised the Committee of the following:

- The agenda had been published on the day of The Queen's death and it would have been more suitable to delay the meeting to allow the Parish Council to fully discuss proposals.
- Last year there were 734 hours of raw sewage discharge into the Barkway source of the River Quin.
- Environmental Protection and the Environment Agency had not been consulted on these proposals.
- The supplementary document does not refer to the reduction of 2,500 houses in North Herts, and these 140 proposed houses could form part of this.
- Details of his consultation response had been limited to four lines in the report and were not reflective of the entire response.
- There was already an existing, ancient green corridor on the site, which supported wildlife that would be impacted by this development.
- The County Council requested the British Horse Society be consulted by the developer, but this would be too late. The Parish Council consulted them and they objected.
- The Officer suggests that the school does not need to be developed at the same time as the rest of the development. Previously this was a reason for rejection, as piecemeal development was not seen as suitable, and those concerns remain.
- There were no business plans for the shop on site and no impact assessment on the shop in neighbouring Barley.
- There has been no Section 106 agreement.
- No amount of signage would stop the impact of 140 families, some with dogs, would prevent the impact on the neighbouring stud.
- Overall the development would harm jobs, destroy existing wildlife corridors and would damage the environment.

Councillor Hunter thanked the Chair for the opportunity to speak and advised the Committee of the following:

- He had always believed this site would be decided as unsuitable before reaching the Committee, and this view had been previously supported by Planning Officers.
- It is not sustainable to add 140 houses to the outskirts of a village and sets a dangerous precedent across North Herts.
- The local surgery is already full, meaning new residents would have to travel.
- Educational provision would be provided in Barley, Buntingford and Royston, further exacerbating issues.
- The bus service in the village is almost non-existent and the minibus used by the school is for school visits.
- There were several parts of the NPPF which could be used as reasons for rejecting this development.
- The Inspectors report on the Local Plan suggested the school would be triggered at some point, but the County Council have confirmed there are spaces in existing schools and this trigger point could be reached after this Local Plan had expired.
- This development is being considered due to North Herts lack of a five year land supply for housing, but the tilted balance does not support 140 homes in the middle of the countryside.
- This application should be refused so it does not become standard.

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There were no points of clarification from Members for Councillors Morris and Hunter, and the Chair thanked them for their contribution.

The Chair invited Mr David Fletcher to speak in support of the application and advised he had been allocated 10 minutes.

Mr Fletcher thanked the Chair from the opportunity to speak and advised the Committee of the following:

- The application had been subject to long period of engagement with Planning Officers, Highways, HCC Education and Thames Water.
- This site is included within the Local Plan and the Planning Inspector's report says this is required to meet demands.
- The BK3 site is one of the few remaining undeveloped sites that is not within the Green Belt.
- Applicants have worked with Officers to meet master planning requirements, including a 15m landscape buffer to the northern boundary with Newsells Park Stud, provision for a village square open space with good pedestrian access to existing village, maintenance of setback dwellings on eastern side and a lower density of housing on this side as required.
- The development would also contribute towards the building of a new community sport hall in the village.
- There was no objection from Thames Water, however in discussions they have acknowledged that there would be a requirement to upgrade the water works in Barkway. There is a statutory duty on Thames Water to make those upgrades.
- Newsells Park Stud had been sold during the application period and, if there was an impact on the viability of the stud, this would have been identified in due diligence checks at this stage.
- The Planning Inspector's report had taken into account Newsells Park Stud.
- Internal ecologists had completed their own assessments and found no issues, so it was not expected that HCC Ecology would have any objections.
- Should consent be granted there was a desire to work with the Parish Council.

In response to a point of clarification from Councillor Tom Tyson, Mr Fletcher advised:

- The statutory duty is on Thames Water to complete necessary upgrades.
- Discussions with Thames Water had included a phasing of the development, only allowing certain dwellings to be completed until upgrades had taken place.
- There was no timeframe set, but it would be determined by the speed at which the site is developed.
- Both parties had a good idea of what was required, but this needed to be formalised.

*N.B. Councillor Tony Hunter left the room following the conclusion of the public speakers.*

The following Members took part in the debate:

- Councillor Michael Muir
- Councillor David Levett

Points raised in the debate included:

- HCC Education work on the rough basis that 500 houses would mean that a new form would be required at the local school, so this site would not meet that criteria.
- Ecology and sustainability were of particular concern.
- The bus service was in existence when the site was allocated, but the service has been significantly reduced.

- No response had been received from Herts Ecology and this is a key issue to consider. It would be inappropriate to move ahead with this without a response on this.
- There was too much still open ended with the application, which needed to be addressed before a decision.
- The condition on Thames Water could be strengthened.

In response to points raised in the debate, the Development and Conservation Manager advised that it was possible to defer until Herts Ecology had provided their response. This would not cause more expense to the applicant and it was unlikely in this case they would appeal against non-determination. If there was an additional burden put on applicant, as would be the case if it was deferred due to Thames Water concerns, this would be more likely to go to appeal. The most suitable deferral would be to wait for Herts Ecology response and it would be brought back to the Committee.

Councillor David Levett proposed and Councillor Amy Allen seconded and the result of the vote was as follows:

YES: 6  
ABSTAIN: 1  
NO: 1  
TOTAL: 8

The individual votes were as follows:

Cllr Terry Tyler	YES
Cllr Val Bryant	YES
Cllr Amy Allen	YES
Cllr David Levett	YES
Cllr Morgan Derbyshire	YES
Cllr Nigel Mason	YES
Cllr Daniel Allen	NO
Cllr Tom Tyson	ABSTAIN
Cllr Michael Muir	
Cllr Tony Hunter	

Therefore, it was:

**RESOLVED:** That application 18/01502/OP be **DEFERRED** until a response had been received from Herts Ecology.

*N.B. The Chair allowed a 5 minute break following the conclusion of Agenda Item 5.*

**6 22/00170/FP - THE LORD LISTER HOTEL, 1 PARK STREET, HITCHIN, HERTFORDSHIRE, SG4 9AH**

*Audio recording – 66 minutes 04 seconds*

Councillor David Levett noted for the Committee that the Overview and Scrutiny Committee had made a call to account to explore how the Urgent Decision was taken. This call to account would take place at the Extraordinary Overview and Scrutiny meeting on Wednesday 28 September. While this would not take into account the planning decisions, in the interest of transparency, he would recuse himself from the Committee and sit in the public gallery.

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The Development and Conservation Manager advised that there was one correction to the report, in which paragraph 4.1.1 referred to 24 bedrooms, this should be 21 bedrooms.

The Conservation and Development Manager presented the report in respect of application 22/00170/FP supported by a visual presentation consisting of photographs and plans.

In response to a question from Councillor Daniel Allen, the Development and Conservation Manager confirmed that secondary glazing had not yet been installed as it would require Listed Building Consent, as requested in Item 7 tonight.

The Chair invited Mr Scot Moir and Ms Emily Best-English to speak against the application.

Mr Moir thanked the Chair for the opportunity to address the Committee and advised the Committee of the following:

- He was a neighbouring resident to the Lord Lister hotel, joined by Ms Best-English who was the landlady at the Half Moon pub.
- At the previous meeting it was confirmed that this was accommodation with support and this was a relevant planning consideration, but the 24/7 support was only temporary.
- Keystage have plans to install kitchenettes in rooms which would turn them into self-sustained flats.
- There was a lack of amenity space in the building, with one shared kitchen between all residents and no specific place to eat.
- The proposals should be safe, accessible and inclusive, but there is no separate female accommodation, no wheelchair access throughout the site and the bathrooms were not accessible. This means these proposals fail to provide accommodation suitable for all.
- The Secure by Design measures means the waste bins would be 30m from the boundary of the property, contrary to North Herts Council policy, and collection of these would cause obstructions on the public highways.
- There is no access for emergency vehicles, who have frequent attendance on site.
- The Highways consultee had acknowledged that the sites vehicle access was narrow, with no details of how access via the gate would work.

Ms Best-English thanked the Chair for the opportunity to address the Committee and advised the Committee of the following:

- She had owned the pub for 5 years and the change of use of Lord Lister has had a negative impact on the business and the lives of local residents.
- Regular pub users were no longer attending, musicians no longer wanted to perform following abuse and there was a loss of revenue from hotel residents.
- Bradshaw and Johnson Accountants had prepared a financial statement comparing revenue from 3 months when the Lord Lister operated as a hotel, compared to 3 months when it was in its current use. This statement noted that over £32k revenue had been lost at the pub over these two periods.

In response to a point of clarification from Councillor Daniel Allen, Ms Best-English advised that emergency vehicles had no clear access to the Lord Lister hotel, which frequently meant they were required to park in front of the Half Moon pub. The installation of the gate will further exacerbate the situation.

The Chair thanked Mr Moir and Ms Best-English for their contribution.

The Chair invited Councillor Keith Hoskins, Councillor Claire Strong and Councillor Sam Collins to speak against the application as Member Advocates.

Councillor Hoskins thanked the Chair for the opportunity to speak and advised the Committee of the following:

- Nothing further had been added to this application to change views when previously brought to the Committee.
- The range of objections show that these are not speculative, but born of experience over the last 10 months.
- Police figures have demonstrated that anti-social behaviour incidents related to the Lord Lister had increased.
- The requirement to address homelessness should not be a reason to approve a scheme in the wrong place.

Councillor Strong thanked the Chair for the opportunity to speak and advised the Committee of the following:

- This was called in following the public interest in this item.
- According to the Development and Conservation Manager, the management of the site and the residents are not planning matters, with a view that the use of hotels and hostels are broadly similar. But this fails to address concerns that the Lord Lister is the right location for this facility.
- In planning training, Members are advised to examine what needs protecting and what mitigations can be put in place.
- The anti-social behaviour reports have increased, 25 this February compared to 0 last February.
- The example provided in the report is not relevant to the Lord Lister application.
- Contrary to point D3 of the Local Plan.
- Insufficient consultation has been done with the local community.

Councillor Collins thanked the Chair for the opportunity to speak and advised the Committee of the following:

- Evidence demonstrated that anti-social behaviour had increased in the area and this is a reason for rejecting the application, due to fear of crime.
- The appeal and planning example provided is not relevant to this application.
- Further details had been circulated to Members ahead of the meeting.
- Requested that EV charging points be installed in the car park.

The Chair confirmed that the pack sent to Members referred to by Cllr Collins was sent very late and may have been missed by Members.

The following Members asked points of clarification:

- Councillor Daniel Allen
- Councillor Nigel Mason
- Councillor Morgan Derbyshire
- Councillor Tony Hunter

The points of clarification raised were regarding the anti-social behaviour figures provided for the report by the Police. It was clarified by the Chair that the figures quoted in the report would have to be taken as fact, as these had been provided directly from the Police consultee. The Chair read an email from the Police consultee who confirmed the date ranges of the figures provided.

The Chair thanked Councillors Hoskins, Strong and Collins for their contribution.

The Chair invited Ms Toni Nye and Mr James O'Grady to speak in support of the application.

Ms Nye thanked the Chair for the opportunity to speak and advised the Committee of the following:

- As detailed in 2021 North Herts supported 150 people experiencing homelessness into hotels, with 25 of these supported by Keystage.
- Placements so far have been in hotels which are usually isolated or lacking in support for residents.
- This location is suitable due to its town centre location, with good access to services and transport.
- Placing people into hotels outside of the area for long periods of time will lead to further isolation and is inappropriate.
- The lounge is a multi-use space for various activities, including learning and development programmes, as well as socialising.
- The site offers a holistic space to provide access for key support workers.
- Staff are provided with comprehensive training, with ongoing development, to meet the needs of the residents.
- There is 24/7 support on site, with further support from statutory bodies and authorities.

Mr O'Grady thanked the Chair for the opportunity to speak and advised the Committee of the following:

- There had been no objections from any consultees on this application and the police were in support.
- The Local Authority has verified 5 homeless people per month, with a need to continue to find support in suitable locations for these people.
- 3 homeless people had taken their own lives in the area since 2021, before they could be provided support, one of these since the meeting at which this application was deferred.

The following Members asked points of clarification:

- Councillor Daniel Allen
- Councillor Amy Allen

In response to points of clarification, the supporters advised:

- There was a plan to install kitchenettes in the rooms, but the main communal kitchen space would remain. It was expected that the kitchenettes would be in support of the main kitchen area, not instead of it, and residents would retain access to this.
- The intention is to continue to provide 24/7 support, but this is not a clinical or regulated service.

In response to points raised, the Development and Conservation Manager advised:

- The police figures were clarified in the letter included in the appendix to the report, where it was confirmed it covered an 18 month period. He acknowledged that it should be 20% of incidents during this time were related to Lord Lister, not 14% as written.
- Members have to assume that other statutory bodies will do their job effectively.
- If Members put an emphasis on the anti-social behaviour figures, they would need to give equal emphasis to the memo detailing homelessness requirements in the district.
- This is for temporary accommodation for people in need, so the accessibility and access requirements for housing or flats do not apply.

The following Members took part in the debate:

- Councillor Daniel Allen

- Councillor Tom Tyson
- Councillor Tony Hunter

Points raised in the debate included:

- This was an important service being provided to deal with a desperate situation regarding homelessness.
- There did not appear to be sufficient planning reason to reject lifesaving opportunities for vulnerable people.
- The service was vital to support vulnerable people, but there were reservations regarding how the site was identified.

Councillor Daniel Allen proposed and Councillor Tom Tyson seconded and, following a vote, it was:

**RESOLVED:** That application 22/00170/FP be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager.

**7 22/00171/LBC - THE LORD LISTER HOTEL, 1 PARK STREET, HITCHIN, HERTFORDSHIRE, SG4 9AH**

*Audio recording – 108 minutes 23 seconds*

The Conservation Officer advised Members of the following updates:

- HCC Archaeological representatives have removed the requirement for a written scheme of investigation, on the basis there is little to no archaeological implication of this scheme.
- The Lavata Group had provided a report which clarified certain points.
- As confirmed, the report should refer to 21 bedrooms on site, not 24.

The Conservation Officer presented the report in respect of application 22/00171/LBC supported by a visual presentation consisting of photographs and plans.

*N.B. Councillor David Levett left the meeting at 21.35.*

In response to a question from Councillor Amy Allen, the Conservation Officer confirmed that the installation of the gates would be set back to the rear of the carriage entrance.

The Chair invited Mr Scot Moir to speak against the application.

Mr Moir thanked the Chair for the opportunity to address the Committee and advised of the following:

- It was not possible for Members to make this decision when no information had been provided on how the gate would look or be installed. It would have to be attached to the building itself with metal.
- If the gates cannot be affixed, then the Secure by Design measures cannot be adhered to.
- Secondary glazing is only to be installed on 22 windows, with 9 windows in the main building and 4 in the annexe remaining without secondary glazing, therefore noise from these rooms will not be limited.
- Ventilation should be considered and the only option for this it to open windows, which leads to noise for neighbouring properties. This will only be made worse with the installation of kitchenettes.
- Environmental Health consultee recommends refusal as no noise assessment has been carried out in accordance with guidance.

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- The following conditions should be considered; if Keystage cease providing temporary accommodation the building should return to its last use as a hotel, Keystage to provide a definition of what constitutes 24/7 support, all Secure by Design measures to be installed and operational within 3 months, and Keystage to make good damage done to the exterior of the building.

In response to a point of clarification from Councillor Daniel Allen, Mr Moir advised that Environmental Health had recommended that the building not be occupied until a noise assessment could be carried out. The Conservation and Development Manager confirmed that they had originally made this recommendation, but that it had been withdrawn, with details of this provided in the appendix.

The Chair thanked Mr Moir for his contribution.

The Chair invited Councillor Sam Collins to speak against the application as Member Advocate.

Councillor Collins thanked the Chair for the opportunity to speak and advised the Committee of the following:

- He was surprised to see the objections from Herts Archaeology had been withdrawn, without detailed investigation.
- The installation of the gate would not be possible without disturbing what is underneath.
- If permission was granted, it would be for a building, the Manager's flat, that does not exist as detailed in the report.
- Questions remained about the retention of the name Lord Lister.
- The proposed installation of kitchenettes in the rooms is not detailed in this application. The installation of these would not be "light-touch".
- Due to the inclusion of the flat in the report means that the information in the report is inaccurate and therefore cannot be approved.

In response to points raised, the Conservation Officer advised that reference to the flat that does not exist had been previously addressed. This was made in the statement in January 2022, but was inaccurate at the time and had been clarified for Members since.

The Chair thanked Councillor Collins for his contribution.

The Chair invited Mr James O'Grady to speak in support of the application.

Mr O'Grady thanked the Chair for the opportunity to speak and advised the Committee of the following:

- The Conservation Officer had determined that the works would not damage the listed building.
- There was evidence that historically there was a gate on the Lord Lister archway, as demonstrated by hooks and awnings still in place.
- The gate will be set back 4.8m from the entrance and can be installed independently of buildings either side.
- The Half Moon pub has a gated entrance set back from the road, which was not original element of the building.
- The dwelling next door was granted Listed Building Consent in 2012 to facilitate works to convert from office to residential, which would have required far more disturbance than proposed at Lord Lister.
- The installation of shutters is acceptable.
- One CCTV camera was in place at the front of the building when it was a hotel and this will be added to.

- Windows on the ground floor will have blinds, with security film applied inside to the secondary glazing.
- No objection from Herts County Council, other than to request an internal photographic record prior to any changes.

The Chair clarified for Members the updates provided at the Planning Control Meeting on 23 June 2022 regarding the correction of the number of bedrooms and the removal of reference to the Manager's flat.

In response to points raised, the Conservation Officer advised:

- If the gate was installed with free-standing posts, then it would remove it from the Listed Building Consent application and would become a planning matter. If attached to the listed building, it would require Listed Building Consent.
- An additional condition could be added to require detail of the construction and installation of the gate.
- The kitchenettes are not referred to as they are not part of this application. If this was intended at a later stage then further Listed Building Consent would be required if the kitchenettes are deemed to affect the listed building's special character.
- The name itself is not part of the special character of the listed building and there were numerous examples of listed buildings changing their name, such as The Cock PH to Cinnabar, Hitchin.

Councillor Michael Muir thanked the Officer for the detailed report and updates provided at the meeting.

Councillor Michael Muir proposed to grant the planning permission. Councillor Daniel Allen advised he would second the proposal if Councillor Muir would include a condition regarding the installation of the gate. Councillor Muir agreed to this additional condition.

Councillor Michael Muir proposed and Councillor Daniel Allen seconded and, following a vote, it was:

**RESOLVED:** That application 22/00171/LBC be **GRANTED** planning permission subject to the reasons set out in the report of the Development and Conservation Manager and the following additional condition:

“Condition 5

Document entitled ‘Gate installations works’ dated 1 December 2021 by Firelec Securelec states that the single leaf swing gate will have manual operation (including a manual key lock into the catchment post) whilst at 4.3 and 6.8 of the submitted Design, Access and Planning Statement January 2022 it states that the gate will be controlled ‘electronically’. For the avoidance of doubt, full details of method of operating this gate together with a 1:20 scale elevation indicating the design of the gate and method of installation including whether the gate is to be mechanically fixed directly to the building or to posts that are themselves fixed to the building or to free-standing posts, shall be submitted to and approved in writing by the Local Planning Authority prior to the installation and commissioning of the gate. If fixed directly to the listed building, further larger scale plans confirming the mechanical fixing detail shall also be submitted to and approved in writing by the Local Planning Authority prior to the installation and commissioning of the gate. Once approved the gate shall be implemented in accordance with the approved details and thereafter retained and maintained for the lifespan of the current use of the building to the satisfaction of the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.”

*N.B. Following the conclusion of this item, the Chair allowed a short comfort break and the meeting restarted at 22.08.*

**8 CURRENT ENFORCEMENT NOTICES**

*Audio recording – 153 minutes 34 seconds*

The Conservation and Development Manager presented the report entitled 'Current Enforcement Notices' and advised there were no further updates.

There were no questions from Members and the report was noted by the Committee.

**9 EXCLUSION OF PRESS AND PUBLIC**

*Audio recording – 154 minutes*

Councillor Val Bryant, as Chair, proposed and Councillor Tom Tyson seconded and, following a vote, it was:

**RESOLVED:** That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraphs 5 and 7 of Part 1 of Schedule 12A of the said Act (as amended).

**10 CURRENT ENFORCEMENT ACTIONS**

Details of decisions taken on this item are restricted due to the disclosure of exempt information as defined in Paragraph 5 and 7 of Part 1 of Schedule 12A of Section 200A(4) of the Local Government Act 1972.

The meeting closed at 10.11 pm

Chair