

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, 14th September, 2023 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Simon Bloxham and Daniel Allen.

Having given due notice, Councillor Michael Muir substituted for Councillor Simon Bloxham and Councillor Dave Winstanley substituted for Councillor Daniel Allen.

2 MINUTES - 6 JULY 2023, 11 JULY 2023 AND 27 JULY 2023

RESOLVED: That the Minutes of the Meeting of the Committee held on 6 July 2023, 11 July 2023 and 27 July 2023 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 matters for the registered speakers, the Chair advised that members of the public had 5 minutes for each group of speakers i.e., 5 minutes for objectors and 5 minutes for supporters. This 5 minute time limit also applied to Member Advocates.

The Chair advised that for item 7, the speaking time had been increased to 10 minutes per group.
- (4) The Chair advised that Section 4.8.23(a) of the Constitution applied to the meeting.
- (5) The Chair advised that Item 8 on the agenda had been deferred to a later meeting, as the Planning Officer is waiting on a response from the Environmental Health consultee and to allow time to review comments received relating to Air Quality.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 23/00666/FP DIXIES MEADOW, HIGH STREET, ASHWELL, HERTFORDSHIRE, SG7 5NS

RESOLVED: That application 23/00666/FP be **REFUSED** planning permission due to the reasons outlined in the report of the Development and Conservation Manager.

7 **22/00741/FP LAND WEST OF ASHWELL ROAD, BYGRAVE, HERTFORDSHIRE, SG7 5EB**

RESOLVED: That application 22/00741/FP be **DEFERRED** planning permission for the following reasons:

1. For officers to advise upon and for Members to consider late submissions relating to biodiversity.
2. For officers to advise upon and Members to consider late submissions relating to the effect of the proposal upon traffic and access.
3. Members would like to visit a comparable and operating solar farm to understand likely noise impacts arising from the proposal.
4. For officers to advise upon and for Members to consider proposed conditions by Bygrave Parish Council.
5. Members are minded to await the decision of the Secretary of State for Levelling Up, Housing and Communities as to whether or not will be calling-in the application for his determination before making a decision on the application.

8 **22/03092/FP LAND TO THE EAST OF FOXHOLES AND GAINSFORD HOUSE AND ON THE WEST SIDE OF CROW FURLONG, HITCHIN, HERTFORDSHIRE**

This item was deferred from this Committee to a later meeting, as the Planning Officer is waiting on a response from the Environmental Health consultee and to allow time to review comments received relating to Air Quality.

9 **20/02412/FP LAND BETWEEN 53 AND 81 AND LAND REAR OF 7-53 WATERDELL LANE, ST IPPOLYTS, HERTFORDSHIRE**

RESOLVED: That application 20/02412/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager with the following amended recommendation:

"Recommendation 6.1:

- A. Clarification from HCC Highways regarding local sustainable transport. The response will be shared with the applicant; Parish Council and Chair of Planning Control Committee. If this results in a change to the sustainable transport S106 Contribution for this to be agreed by the Chair of Planning Control Committee;
- B. 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
- C. Providing delegated powers to the Development and Conservation Manager to update conditions and informatives as set out in the report above; and
- D. Conditions and Informatives as set out below:"

10 **23/00549/OP BELL FARM INDUSTRIAL PARK, BELL LANE, NUTHAMPSTEAD, SG8 8ND**

RESOLVED: That application 23/00549/OP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager with the following amendment to condition 8:

“Condition 8:

As part of the details at Reserved Matters stage, a Biodiversity Net Gain Plan shall be submitted and approved by the Local Planning Authority, using the Defra Biodiversity Metric to demonstrate how a minimum of 10% Biodiversity Net Gain (BNG) will be fulfilled by this development”

Reason: To achieve a BNG of at least 10%, in accordance with Policy NE4 of the Local Plan.

11 APPEALS REPORT

RESOLVED: That the Committee noted the report.