

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

**PLANNING CONTROL COMMITTEE**

**MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES,  
LETCWORTH GARDEN CITY  
ON THURSDAY, 7TH DECEMBER, 2023 AT 7.30 PM**

**MINUTES**

**Present:** *Councillors: Val Bryant (Chair), Tom Tyson (Vice-Chair), Daniel Allen, Simon Bloxham, Mick Debenham, David Levett, Nigel Mason and Sean Nolan.*

**In Attendance:** *Susan Le Dain (Committee, Member and Scrutiny Officer), Shaun Greaves (Development and Conservation Manager), James Lovegrove (Committee, Member and Scrutiny Manager), Anne McDonald (Development Management Team Leader), Kerrie Munro (Locum Planning Lawyer) and Sjanet Wickenden (Committee, Member and Scrutiny Officer).*

**Also Present:** *There were no members of the public present.*

**155 APOLOGIES FOR ABSENCE**

*Audio recording – 1 minute 11 seconds*

Apologies for absence were received from Councillors Louise Peace, Ian Moody and Terry Tyler.

Councillor Phil Weeder was absent.

**156 NOTIFICATION OF OTHER BUSINESS**

*Audio recording – 1 minute 34 seconds*

There was no other business notified.

**157 CHAIR'S ANNOUNCEMENTS**

*Audio recording – 1 minute 37 seconds*

*N.B Councillor Nigel Mason entered the Council Chambers at 19:32*

- (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 advised that Section 4.8.23(a) of the Constitution applied to the meeting.

**158 PUBLIC PARTICIPATION**

*Audio recording – 2 minutes 28 seconds*

There was no public participation.

**159 23/01189/FP LAND AT, DURHAM WAY, ROYSTON GATEWAY, ROYSTON, HERTFORDSHIRE, SG8 5GX**

*Audio recording – 2 minutes 40 seconds*

The Development and Conservation Manager informed the Committee that the Development Management Team Leader would introduce and present Agenda Item 5 23/01189/FP and Agenda Item 6 23/01190FP together, however each Agenda Item would then be debated and voted on separately.

The Development Management Team Leader provided an update that:

- Application 23/01189/FP was for one building to the south east side of the road.
- Application 23/01190/FP was for nine buildings on the north west side of the road.
- The Lead Local Flood Authority (LLFA) had responded with a technical objection to application 23/01190/FP.
- Work was ongoing with the applicant regarding the technical objection from the LLFA and did not alter the recommendations of the application.

The Development Management Team Leader presented the reports in respect of applications 23/01189/FP and 23/01190/FP supported by a visual presentation consisting of photographs and plans.

The following Members asked points of clarification:

- Councillor David Levett
- Councillor Sean Nolan

In response to the points of clarification the Development Management Team Leader stated that:

- The applicant had agreed to a higher Section 106 payment to cover the cost of the proposed cycle path, therefore Condition 7 from Highways detailed at 4.3.14 of the report had not been recommended, and that this was not the same as Condition 7 of the report recommendations.
- The LLFA objection related to an aquifer located under the site which was a technical objection, should this remain outstanding after discussions and negotiations between the applicant and the LLFA the application would then return to the Committee to reconsider.

Councillor Daniel Allen commented that this was the right use for the site and that the Committee should follow the recommendations in the reports.

Councillor Tom Tyson proposed and Councillor David Levett seconded and, following a vote, it was:

**RESOLVED:** That application 23/01189/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

**160 23/01190/FP LAND FOR UNITS 5-13, DURHAM WAY, ROYSTON GATEWAY, ROYSTON, HERTFORDSHIRE, SG8 5GX**

*Audio recording – 14 minutes 36 seconds*

*N.B The Development Management Team Leader provided an update, presented and answered points of clarification on this application during the previous Agenda Item.*

Councillor Tom Tyson commented that this was a commendable application subject to the LLFA objection.

Councillor Simon Bloxham proposed and Councillor Daniel Allen seconded and, following a vote, it was:

**RESOLVED:** That application 23/01190/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

## 161 PLANNING APPEALS

*Audio recording – 16 minutes 2 seconds*

The Development and Conservation Manager presented the report entitled 'Planning Appeals' and informed the Committee that there had been one appeal lodged regarding a one bedroom dwelling in Barley.

**RESOLVED:** That the Committee noted the report.

The meeting closed at 7.47 pm

Chair