

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, 21st March, 2024 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Daniel Allen, Louise Peace, Ian Moody, Sean Nolan and Terry Tyler.

Having given due notice Councillor Steve Jarvis substituted for Councillor Peace, Councillor Ian Mantle substituted for Councillor Allen, Councillor Dave Winstanley substituted for Councillor Nolan and Councillor Michael Muir substituted for Councillor Moody.

2 MINUTES - 15 FEBRUARY 2024

RESOLVED: That the Minutes of the Meeting of the Committee held on 15 February 2024 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.
- (4) The Chair advised that Section 4.8.23(a) of the Constitution applied to the meeting.
- (5) The Chair advised that agenda item 6, 23/00563/FP, had been deferred to a future meeting of the Committee to allow the Council to consider late information submitted to Members of the Planning Control Committee by the applicant and the Planning Authority was considering its own independent legal advice.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 23/00563/FP LAND ON THE SOUTH OF, OUGHTONHEAD LANE, HITCHIN, HERTFORDSHIRE, SG5 2NA

The Chair confirmed that agenda item 6, 23/00563/FP had been deferred to a future meeting of the Committee.

7 **23/01947/FP THE ANCHOR, 84 CAMBRIDGE ROAD, HITCHIN, HERTFORDSHIRE, SG4 0JH**

RESOLVED: That application 23/01947/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager as amended by the Supplementary agenda and with the following additional Conditions 17 and 18 and the following amendment to informative 3 and the addition of informative 8.

“Condition 17:

The retail unit hereby permitted shall not be open to customers and there shall not be any deliveries outside the hours of 07:00 until 23:00 Monday to Sunday and Bank Holidays.

Reason: In the interests of amenity in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031.

Condition 18:

The development hereby approved shall be carried out in accordance with the submitted lighting scheme (Plan No. 020-16-E-01) and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development minimises light pollution and to protect wildlife and habitats in accordance with Policy NE4 of the North Hertfordshire Local Plan 2011-2031 and Section 15 of the NPPF (2023).

Informative 3:

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence (such as the installation of a box junction or keep clear marks). Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> telephoning 0300 1234047.

Informative 8:

The applicant shall investigate a scheme of sustainability measures for the shop building, including the installation of solar panels. If sustainability measures are deemed to be feasible, they shall be implemented on site and retained thereafter.”

8 **22/02628/FP LAND AT 1-36 FREEMANS CLOSE, HITCHIN, HERTFORDSHIRE**

RESOLVED: That application 22/02628/FP be **GRANTED** planning permission subject to the completion of a satisfactory Planning Obligation, with the applicant agreeing to extend the statutory period in order to complete the agreement if required and the reasons and conditions set out in the report of the Development and Conservation Manager with amended conditions 6, 7 and 9, and an addition to informative 5.

“Condition 6:

Before commencement of the highways works and landscaping works relating to this development, additional plans shall be submitted and approved in writing by the Local Planning Authority which show the provision of pedestrian dropped kerbs and tactile paving across the site at all key junction points / pedestrian desire lines. The works shall be implemented as approved by this plan before first occupation.

Reason: So that all users of the development can safely, conveniently, and sustainably walk and wheel access the site, in compliance with paragraphs 110-112 of the NPPF, and Inclusive Mobility 2022.

Condition 7:

No dwelling forming part of the development shall be occupied until the bus stop along Westmill Road (120 metres south of Freemans Close) has been upgraded. The upgrade shall include build out of the kerbline to the Westmill Road carriageway edge (i.e. removal of the layby) and raised Kassel kerbing. Before first occupation of any part of the development, this work shall be completed.

Reason: To ensure residents and visitors of the development have the realistic option of travelling by local bus routes, and not a reliance on the private motorcar, in accordance with paragraphs 110 - 112 of the NPPF and in accordance with Policy T1 of the North Hertfordshire Local Plan (2011-2031).

Condition 9:

Before the development hereby approved is first occupied, all on site vehicular areas, including internal access roads, forecourts, garages, carports and external parking spaces, shall be accessible, surfaced, marked out and fully completed in accordance with the approved plans. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: So as to ensure satisfactory parking of vehicles outside highway limits and to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

Informative 5:

A Sustainable Highway improvements/sustainable transport contribution of £24,640 (index linked to SPONS January 2019) is payable by a Planning Obligation."

9 21/01882/FP LAND EAST RHEE SPRING AND ORWELL VIEW, ROYSTON ROAD, BALDOCK, HERTFORDSHIRE

RESOLVED: That application 21/01882/FP be **REFUSED** planning permission as the proposed development would make insufficient contribution towards meeting the District's affordable housing needs identified in the North Hertfordshire Local Plan 2011 to 2031 and therefore would conflict with the aims of Local Plan Policy HS2.

10 23/01259/FP FRIENDS GREEN FARM, FRIENDS GREEN, DAMASK GREEN ROAD, WESTON, HITCHIN, HERTFORDSHIRE, SG4 7BU

RESOLVED: That application 23/01259/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

11 APPEALS

RESOLVED: That the Committee noted the report.