

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber, District Council Offices, Gernon Road, Letchworth Garden City, SG6 3JF on Thursday, 18th July, 2024 at 7.30 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Louise Peace.

2 MINUTES - 13 JUNE 2024

RESOLVED: That the Minutes of the Meeting of the Committee held on 13 June 2024 be approved, as amended, 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 of a change to the order of the published agenda and Agenda Item 7 would follow Agenda Item 8.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 22/03231/FP LAND NORTH EAST OF, WANDON END, HERTFORDSHIRE

RESOLVED: That application 22/03231/FP be **REFUSED** planning permission, contrary to the officer recommendation, subject to the following reasons:

- (1) The proposal would be inappropriate development within the Green Belt that would be harmful to its openness. The Council considers that the benefits of the scheme, including the wider environmental benefits associated with the increased production of renewable energy (pursuant to paragraph 156 of the National Planning Policy Framework December 2023), would not amount to very special circumstances sufficient to outweigh the harm to the Green Belt by reason of inappropriateness and other harm. As such the proposal would be contrary to paragraphs 152 and 153 of the National Planning Policy Framework and Policy SP5 of the North Hertfordshire Local Plan 2011-2031.

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(2) The proposal would result in harm to the rural character and appearance of the application site and the surrounding area with a cumulative impact as a result of other major development in the vicinity. Whilst measures are proposed to mitigate the impact of the proposed development, and the proposal would not be permanent, there would nevertheless be harm over a long period to rural character and appearance of the area, including the visual amenities of users of the local public footpaths. The proposal would therefore conflict with Policies NE2 and NE12 of the North Hertfordshire Local Plan 2011-2031, which seek to avoid unacceptable harm to landscape character and appearance.

8 23/02719/FP LAND AT OAKLEIGH FARM, CODICOTE ROAD, WELWYN, HERTFORDSHIRE, AL6 9TY

RESOLVED: That application 23/02719/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 addition of a new Condition 22, to read:

“Condition 22

Notwithstanding the approved plans, the development shall not include the ‘Electric Fob Entry Gate’ shown on drawing ‘19359 1002A Planning Layout’ (excluding the gate pillars and pedestrian gate).

Reason: In the interests of maximising physical and social accessibility, and character and appearance. To comply with Policy D1 of the Local Plan.”

7 23/02572/S73 LAND AT OAKLEIGH FARM, CODICOTE ROAD, WELWYN, HERTFORDSHIRE, AL6 9TY

RESOLVED: That application 23/02572/S73 be **GRANTED** subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

9 APPEALS

The Development and Conservation Manager provided an update on Planning Appeals.