

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**MEETING HELD AS A VIRTUAL MEETING
ON THURSDAY, 17TH SEPTEMBER, 2020 AT 7.30 PM**

MINUTES

Present: *Councillors: Ruth Brown (Chair), Daniel Allen (Vice-Chair), Val Bryant, Morgan Derbyshire, Tony Hunter, Sean Prendergast, Mike Rice, Tom Tyson and Ian Mantle (In place of Mike Hughson)*

In Attendance: *Simon Ellis (Development and Conservation Manager), Nurainatta Katevu (Legal Regulatory Team Manager), Sam Dicocco (Planning Officer), Anna Gouveia (Committee, Member and Scrutiny Officer) and Matthew Hepburn (Committee, Member and Scrutiny Officer)*

Also Present: *At the commencement of the meeting approximately 3 members of the public.*

30 WELCOME AND INTRODUCTION

Audio Recording – 8 Seconds

The Chair welcomed everyone to the virtual Planning Control Committee meeting that was being conducted with Members and Officers at various locations, communicating via audio/video and online and advised that there was the opportunity for the public and press to listen and view proceedings.

The Committee, Member and Scrutiny Officer gave advice regarding the following:

Attendance

A roll call was undertaken to confirm that the required Members, Officers and Registered Speakers were present and could hear and be heard.

If for any reason the meeting was not quorate an Officer would interject the meeting and the meeting would adjourn immediately. Once the meeting was quorate the meeting would resume.

If a remote Member were to lose connection the Chair may adjourn the meeting for a short period to enable connection to be re-established. If the Chair did not adjourn the meeting the Member would be deemed to have left the meeting at the point of failure and be deemed to have returned at the point of re-establishment.

Only Members present for the entirety of debate and consideration of an item were entitled to vote.

Live Streaming

The meeting was being streamed live on the Council's YouTube channel. If live streaming failed the meeting would adjourn. If the live stream could not be restored within a reasonable period then the remaining business would be considered at a time and date fixed by the Chair.

If the Chair did not fix a date, the remaining business would be considered at the next ordinary meeting.

If technology failed for a member of the public who had attended to participate and was unable to do so, the Chair may decide to adjourn or proceed to the next item of business to allow for connection to be re-established. If connection could not be restored within a reasonable period, the Chair could decide to conclude the remaining business. If a Member or Member of the Public dropped out of the meeting and was unable to connect by video, an email had been sent with instructions on how to join the meeting via telephone.

Noise Interference

The Committee, Member and Scrutiny Officer asked all in attendance to ensure that electronic devices were muted.

Rules of Debate

If a Member wished to speak they should use the raise hand button and this would alert the host that they wished to speak.

Members were reminded that the normal procedure rules in respect of debate and times to speak would apply.

Voting

When requested to vote, Members were informed to vote using the Green tick for 'Yes', Red Cross for 'No' and Blue Raise Hand for 'abstain'.

Details of how Members voted would not be kept or minuted unless a Recorded Vote was requested or an individual requests that their vote be recorded.

The Committee, Member and Scrutiny Officer would clearly state the result of the vote and the Chair would proceed to the next agenda item.

The Chair, Councillor Ruth Brown, started the meeting proper.

31 APOLOGIES FOR ABSENCE

Audio Recording – 4 Minutes 47 Seconds

Apologies for absence were received from Councillors: Mike Hughson, David Levett, Ian Moody and Sue Ngwala.

Having given due notice Councillor Ian Mantle advised that he would be substituting for Councillor Mike Hughson.

Having given due notice Councillor Michael Muir advised that he would be substituting for Councillor David Levett. However, Councillor Michael Muir was unable on the night to substitute for Councillor David Levett and therefore tendered his apologies.

32 NOTIFICATION OF OTHER BUSINESS

Audio Recording – 5 Minutes 10 Seconds

There was no other business notified.

33 CHAIR'S ANNOUNCEMENTS

Audio Recording – 5 Minutes 15 Seconds

- (1) The Chair welcomed those present at the meeting, especially those who had attended to give a presentation;
- (2) The Chair advised that, in accordance with Council Policy, the meeting would be audio recorded;
- (3) 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.

34 PUBLIC PARTICIPATION

Audio Recording – 6 Minutes 18 Seconds

The Chair confirmed that the 3 Registered Speakers were present.

35 20/01605/PIP MILL CORNER FARM, JACKSONS LANE, REED, ROYSTON, HERTFORDSHIRE, SG8 8AB

Audio Recording – 6 Minutes 34 Seconds

NB: Councillor Daniel Allen joined the meeting at the start of the item.

The Senior Strategic Sites Officer presented the report in respect of application 20/01605/PIP supported by a visual presentation consisting of photographs and plans and provided the Committee with the following updates:

- On page 9 of the report, the word 'not' should be added in between 'does' and 'supersede' so that it reads: 'A representation was made by CPRE - Objection – Absence of 5 year housing land supply does **not** supersede Local Plan policies [...]'.
- A late representation had been received by the Historic Environment. The representation had no objection in principle, with advice given as to further details required at technical details stage. The representation did not impact on the Officer's recommendation.

Councillor Ken Langley, Chairman of Reed Parish Council, thanked the Chair for the opportunity to address the Committee in objection to application 20/01605/PIP, including:

- 43 villagers in a population a little over 300 had submitted written objections;
- The application site was an unsuitable location for housing in Reed;
- The site was not needed for housing in Reed;
- Building on the site would irretrievably damage the character and beauty of the village and harm heritage in Reed;
- The application was hostile to the Council's Emergent Local Plan;

- The development was outside the settlement boundary for Reed;
- Reed was already making a more than proportionate contribution to District housing need. In 2011 there were 134 houses. Today there were 149, an 11% growth rate in a village with a First school, but no shop or pub; and
- The development would harm the conservation area and damage the beauty and heritage value which was a precious asset of the village, as detailed on the Officer's report at paragraphs 4.3.13 and 4.3.14.

Councillor Gerald Morris, Member Advocate, thanked the Chair for the opportunity to address the Committee, including:

- There was no great urgency for the property developer to build on this agricultural land beyond greenbelt;
- A Permission in Principle application was a short cut method to try and easily obtain initial planning consent;
- Owing to the short time officers had to determine the PIP application, concerned villagers and the Parish Council also had little time to consider and comment on the application; and
- It was the right decision to refuse the application.

Councillor Tony Hunter proposed to refuse Permission in Principle which was seconded by Councillor Morgan Derbyshire and upon being put to the vote, it was:

RESOLVED: That application 20/01605/PIP be **REFUSED** permission in principle as per the reasons contained in the report of the Development and Conservation Manager.

36 20/01359/FPH THE COACH HOUSE, HITCHIN ROAD, KIMPTON, HITCHIN, HERTFORDSHIRE, SG4 8EF

Audio Recording – 24 Minutes 44 Seconds

The Development and Conservation Manager presented the report in respect of application 20/01359/FPH supported by a visual presentation consisting of photographs and plans.

Councillor Neil Burns, Chair of Kimpton Parish Council, thanked the Chair for the opportunity to address the Committee in objection to application 20/01359/FPH. Councillor Burns advised that District Councillor John Bishop was unable to attend to give his submission and therefore had asked Kimpton Parish Council to address the Committee instead. Councillor Burns wished Councillor Bishop a speedy recovery.

Councillor Burns' presentation included:

- There were 11 objections to the application and no support;
- The majority of the objections centred around concerns for the Ash Tree and noise disturbance caused at the entrance location currently proposed to the nearside neighbour property dwelling;
- The annex would be the size of a 2 bed house and it would be 5 metres high;
- Construction work was going to be carried out close to the Ash Tree;
- No work had been completed to demonstrate how the Ash Tree would be safeguarded and therefore the tree would suffer and could die; and
- There would be noise disturbance to the neighbour.

The following Members asked questions in relation to the noise and access:

- Councillor Ian Mantle; and
- Councillor Ruth Brown.

Councillor Burns responded accordingly to questions raised.

Councillor Mike Rice raised whether a Tree Preservation Order could be served in order to protect the Ash Tree.

The Development and Conservation Manager responded to concerns over the Ash Tree by advising that Condition 4 could be strengthened and re-worded. The site was already in a Conservation Area, however, a Tree Preservation Order could be served in order to add extra protection.

Councillor Tony Hunter proposed to grant planning permission, subject to the re-wording of Condition 4. The proposal was seconded by Councillor Daniel Allen and upon being put to the vote, it was:

RESOLVED: That application 20/01359/FPH be **GRANTED** planning permission subject to the conditions and reasons contained in the report of the Development and Conservation Manager and Condition 4 be amended to read:

‘Prior to the commencement of the development hereby permitted (including prior to any demolition on site) a construction management plan and method statement for construction within the identified root protection zones of the adjacent Ash and other trees on the application site shall be submitted to and approved in writing by the Local Planning Authority. The approved works or particulars shall thereafter be carried out in complete accordance with the approved details or particulars for the whole construction project, including demolition, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality and to retain important trees on the site.’

37 PLANNING APPEALS

Audio Recording – 48 Minutes 10 Seconds

The Development and Conservation Manager presented the Planning Appeals and advised there were no further updates to provide.

RESOLVED: That the report entitled Planning Appeals be noted.

38 PLANNING TRAINING FOR MEMBERS

Audio Recording – 48 Minutes 27 Seconds

The Development and Conservation Manager informed the Committee that the Planning Training for Members would take place on 30 September 2020 for the Chair and Vice-Chair of the Planning Control Committee and Executive and Deputy Executive Members for Planning and Transport.

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Training for all other Members would take place on 6 October and 28 October 2020 at 7:00pm. Invites had been sent out to Members.

The sessions were to be held by the Planning Advisory Service and a Member Peer from another Authority.

The Chair, Councillor Ruth Brown, encouraged Members to attend the training.

The meeting closed at 8.22 pm

Chair