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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES, GERONON ROAD, LETCHWORTH GARDEN CITY
ON THURSDAY, 16TH SEPTEMBER, 2021 AT 7.30 PM

MINUTES

Present: *Councillors: Councillor Sue Ngwala (Vice-Chair), Val Bryant, Morgan Derbyshire, Mike Hughson, Tony Hunter, Ian Moody, Mike Rice and Tom Tyson*

Simon Ellis (Development and Conservation Manager) and Nurainatta Katevu (Legal Regulatory Team Manager and Deputy Monitoring Officer)

At the commencement of the meeting approximately 1 member of the public, including registered speakers.

1 WELCOME

Audio Recording – 0:50

The Chair welcomed Members, Officers and registered speakers to the meeting.

2 APOLOGIES FOR ABSENCE

Audio recording – 1:01

Apologies for absence were received from Councillors Ruth Brown, John Bishop, Terry Tyler and David Levett.

Having given due notice Councillor Simon Bloxham advised he would be substituting for Councillor John Bishop.

3 MINUTES - 2 SEPTEMBER 2021

Audio Recording – 1:30

Councillor Sue Ngwala proposed, Councillor Morgan Derbyshire seconded and it was:

RESOLVED: That the minutes of the meeting on 2 September 2021 be approved as a true record of proceedings and signed by the Chair.

4 NOTIFICATION OF OTHER BUSINESS

Audio recording – 1:45.

There was no other business notified.

5 CHAIR'S ANNOUNCEMENTS

Audio recording – 1:47

- (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.
- (4) The Chair gave advice to the registered speakers on the speaking procedure and time limits.
- (5) Item Withdrawn

The Chair advised that Application 21/01349/FP LAND WEST OF TUTHILL HOUSE, KELSHALL TOPS had been pulled from the agenda and would not be considered owing to the complexity and length of late representations received which required additional time to address.

6 PUBLIC PARTICIPATION

Audio recording – 3:24

The Chair confirmed that the one registered speaker was in attendance.

7 21/01456/FP LAND ON THE NORTH WEST SIDE OF, HIGH STREET, HINXWORTH, BALDOCK, HERTFORDSHIRE, SG7 5HQ

Audio Recording – 3:37

The Planning Officer presented the report in respect of application 21/01456/FP supported by a visual presentation consisting of photographs and plans.

The Planning Officer advised of updates to the report including:

- Additional representations had been received regarding T11 which was a tree that was proposed to be removed and regarding the potential for ground heave;
- The Planning Officer and a Tree Maintenance Officer visited the site to assess T11 and confirmed the risk for ground heave which resulted in the production of condition 11 to control the removal of the tree; the author of the representations was satisfied with the condition proposed

The Chair invited Mr Nicholas Tiffin to speak in support of the application.

Mr Nicholas Tiffin thanked the Chair for the opportunity to speak and gave a presentation including:

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- He had been resident in Hinxworth for many years and was involved in the upkeep and sustainability of the village;
- He was conscious of the impact of the development on the community, both practically and visually;
- He was conscious also of the potential for the site to be misused;
- The self-build proposed was designed to create an eco-friendly dwelling which will fit the local area and was designed to protect neighbouring properties as well as the orchard area;
- The development would become a family home and efforts had been made to minimise upper floor windows to reduce overlooking;
- Renewable features including air source heating, rainwater collection and electric charging points were included;
- The landscaping plan would include more trees and hedges to encourage wildlife into the garden and the orchard would undergo an improvement programme.

The Chair thanked Mr Nicholas Tiffin for his presentation.

The following Members asked questions and took part in the debate:

- Councillor Mike Rice
- Councillor Morgan Derbyshire
- Councillor Tony Hunter

Councillor Mike Rice proposed, Councillor Morgan Derbyshire seconded and it was:

RESOLVED: That application 21/01456/FP be **GRANTED** planning permission subject to the reasons and conditions outlined in the report of the Development and Conservation Manager and the following additional conditions:

“Landscaping condition (T11)

Prior to any tree works hereby consented associated with this development hereby permitted, a full method statement outlining all required tree works relating to tree T11 as illustrated on approved plan ref. 'Tree Protection Plan' shall be submitted to and approved in writing by the Local Planning Authority. The method statement shall demonstrate how such tree works can avoid damage to the adjoining property no. 7 Homefield. The approved tree works shall thereafter be carried out in complete accordance with the approved details or particulars unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the approved tree works relating to tree T11 which are associated with the approved development and consented by this permission in the Hinxworth Conservation Area are carried out safely without damage to nearby residential properties.”

“Removal Class E PD rights from Orchard

On the parcel of land labelled 'Orchard' on plan no. PO1, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended, no development as set out in Class E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area."

8 21/01349/FP LAND WEST OF TUTHILL HOUSE, KELSHALL TOPS, THERFIELD, HERTFORDSHIRE - WITHDRAWN

N.B This Item was removed from the agenda and not considered.

9 PLANNING APPEALS

Audio Recording – 16:39

The Development and Conservation Manager presented the report entitled Planning Appeals and drew attention to the following:

- No decision had been reached on Heath Lane
- An appeal had not yet been submitted on the Gladman's application in Royston.

RESOLVED: That the report entitled Planning Appeals be noted.

The meeting closed at 7.47 pm

Chair