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## NORTH HERTFORDSHIRE DISTRICT COUNCIL

### PLANNING CONTROL COMMITTEE

MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES,  
LETCWORTH GARDEN CITY  
ON THURSDAY, 26TH OCTOBER, 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, Ian Moody, Sean Nolan and Louise Peace*

**In Attendance:** *Shaun Greaves (Development and Conservation Manager), Susan Le Dain (Committee, Member and Scrutiny Officer), James Lovegrove (Committee, Member and Scrutiny Manager) and Justin Price-Jones (Legal Advisor)*

**Also Present:** *At the commencement of the meeting there was 1 member of the public, including registered speakers.*

#### 123 APOLOGIES FOR ABSENCE

*Audio recording – 1 minute 52 seconds*

Apologies for absence were received from Councillors Terry Tyler and Phil Weeder.

#### 124 NOTIFICATION OF OTHER BUSINESS

*Audio recording – 2 minutes 5 seconds*

There was no other business notified.

#### 125 CHAIR'S ANNOUNCEMENTS

*Audio recording – 2 minutes 12 seconds*

- (1) The Chair advised that, in accordance with Council Policy, the meeting would be audio 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.

#### 126 PUBLIC PARTICIPATION

*Audio recording – 3 minutes 40 seconds*

The Chair confirmed the registered speakers were in attendance.

**127 22/03040/FP LAND EAST OF, BEDFORD ROAD, HITCHIN, HERTFORDSHIRE**

*Audio recording – 3 minutes 55 seconds*

The Chair advised that this item had been withdrawn by the applicant, so that they could resolve outstanding technical concerns with the LLFA.

**128 23/01940/FP LAND AT THE SOUTH END OF ANGLIAN BUSINESS PARK**

*Audio recording – 4 minutes 6 seconds*

The Development and Conservation Manager presented the report in respect of application 23/01940/FP supported by a visual presentation consisting of photographs and plans.

The Development and Conservation Manager advised that an update had been provided as a supplementary document which contained responses from the applicant regarding certain questions asked of the applicant and had been provided in a written note.

The following Members asked points for clarification:

- Councillor David Levett
- Councillor Louise Peace
- Councillor Simon Bloxham
- Councillor Daniel Allen

In response to the points of clarification the Development and Conservation Manager stated that:

- This site was contaminated and the applicant would not be moving forward with housing on this site due to viability issues, but a temporary car park for five years would be good use of this vacant site.
- The applicant would need to apply again in five years to renew permission for housing on this site.
- After five years the area would be viable for a housing application as the gravel and mesh surface used for the car park was only temporary and the same material used by the National Trust on their sites.
- This application was proposed for five years rather than three in case there were any delays in construction.
- There would be 84 car parking spaces and 5 EV charging points, which was an adequate number for this size of temporary car park.

The Chair invited Mr Paul Atton to speak in support of the application. Mr Atton thanked the Chair for the opportunity and provided the Committee with a verbal presentation including that:

- In the current economic situation, the applicant cannot go ahead with the approved residential development of this area.
- Use of this vacant land at the southern end of the business park as a temporary car park was highly sustainable.

The Chair thanked Mr Atton for his presentation.

The following Members took part in Debate:

- Councillor Sean Nolan
- Councillor Simon Bloxham

Points raised during the debate included:

- The land would still be viable in five years to be returned to use for housing, as the surface is temporary and would not cause more contamination.
- Use as a car park complies with the policy of alternative use of a site that would otherwise remain vacant.

Councillor David Levett proposed and Councillor Simon Bloxham seconded and, following a vote, it was:

**RESOLVED:** That application 23/01940/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

## 129 PLANNING APPEALS

*Audio recording 22 minutes 50 seconds*

The Development and Conservation Manager presented the report entitled 'Planning Appeals'.

In response to a point of clarification from Councillor Daniel Allen, the Development and Conservation Manager advised that there were no costs awarded against the Council on the lost appeal.

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

## 130 S106 AGREEMENTS

*Audio recording 27 minutes 42 seconds*

The Development and Conservation Manager presented the report entitled 'S106 Agreements'.

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

## 131 CURRENT ENFORCEMENT NOTICE - PART 1

*Audio recording – 29 minutes 30 seconds*

The Development and Conservation Manager presented the report entitled 'Current Enforcement Notes – Part 1'.

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

## 132 EXCLUSION OF PRESS AND PUBLIC

*Audio recording – 30 minutes 37 seconds*

**RESOLVED:** That under Section 100A of the Local Government Act 1972, the Press and Public be excluded from the meeting on the grounds that the following report will involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the said Act (as amended).

133 CURRENT ENFORCEMENT ACTIONS - PART 2

*N.B. This item was considered in restricted session and therefore no recording is available.*

The Development and Conservation Manager presented the report entitled 'Current Enforcement Actions – Part 2'.

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

The meeting closed at 8.04 pm

Chair