

Addendum and Update to Committee Report

Item 6 : 24/02173/FP - Andersons House, Florence Street, Hitchin, SG5 1RA

Change of use from care home (use class C2) to supported hostel accommodation (sui generis) and provision of additional car parking, refuse/recycling store and cycle storage. Erection of single storey store (as amended by plan nos. 1300-S2-P04, 1350-S2-P03 (002), 1181-S2-P06 and CCTV layout plans received 13.11.2024)

Update to Committee Report:

- 1) Paragraph 3.5 of the report under NHDC Planning Policy officer states 'any comments will be report when available'. A response has been received from the Council's Policy officer on 18th November confirming that there is no conflict with Policy HS4 of the Local Plan.

- 2) Paragraph 3.8 of the report under Herts Crime Prevention officer states 'any comments will be reported when available'. Hertfordshire Constabulary Crime Prevention officer responded on 19th November providing local crime figures in the vicinity of the application site. The officer confirms that in relation to Andersons House, four incidents were found although none relating to Anti-Social Behaviour. The officer noted the separation between adults and youth residents and the extent of CCTV coverage proposed. The officer confirmed support for the application on behalf of the Neighbourhood Policing team. Full details of this response are published on the Council's Planning web site.

- 3) Paragraph 4.3.51 refers to negotiations between the applicants and the Council's Housing team regarding a nominations agreement. The applicant has agreed that a planning condition can address this issue and the following wording is proposed as an additional condition (i.e. condition number 12) should the Committee be minded to grant planning permission:

'Prior to the commencement of the use hereby permitted full details of a resident nominations agreement for Andersons House to include the role of North Hertfordshire District Council as local housing authority, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in perpetuity in accordance with the approved nominations scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development meets a local housing need and to comply with paragraph 60, Section 5 of the National Planning Policy Framework (2023).

Other consultation responses:

Hertfordshire County Council's Growth & Infrastructure Unit has responded in respect of the impact of the development on HCC's services for the local community including early years, primary and secondary education, special educational needs (SEND), library, youth, waste and Hertfordshire Fire & Rescue Services. The Authority advises that it will not be seeking financial contributions in respect of these services. A copy of the response is published on the Council's Planning web site.

North Herts Waste Services

As an update to paragraph 3.7 of the Agenda report the Council's Waste Manager advises that the proposal now meets waste collection requirements and therefore approves this application in terms of waste collection provision.

Additional public responses

A number of responses from members of the public have been received since the Committee report was written. The majority of the comments have already been made by other residents and covered in the report however the following additional points are made:

- Policy Crime data cover a period when Andersons House was closed and do not address the potential increase in crime rate and workload of the local police due to the complex needs and requirements of the proposed residents of the development.
- Increase in crime rate needs to be addressed and managed by the applicant
- The proposal has the potential to disrupt the established residential community and overwhelm local amenities
- The proposal does not include any proposals to mitigate the behaviour of residents off site in the local community
- The application lacks commitments from the developer to deliver or fund the infrastructure and community improvements required for a development of this scale.

Any further responses that raise new or additional issues will be reported verbally to the Planning Committee

Date: 28th November 2024