

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**MEETING HELD IN THE COUNCIL CHAMBER, COUNCIL OFFICES. GERON ROAD,
LETCWORTH GARDEN CITY ON THURSDAY, 15TH NOVEMBER, 2018 AT 7.30 PM**

MINUTES

Present: *Councillors Mike Rice (Chairman), Michael Muir (Vice-Chairman), Daniel Allen, Ruth Brown, Paul Clark, Bill Davidson, Sarah Dingley, Cathryn Henry, Tony Hunter, Ian Mantle, Sue Ngwala, Harry Spencer-Smith, Michael Weeks and Val Bryant (In place of Mike Hughson)*

In Attendance: *Richard Tiffin (Area Planning Officer), Tom Allington (Strategic Sites Planning Officer), Melissa Tyler (Planning Officer), Andrew Hunter (Senior Planning Officer), Rory Cosgrove (Senior Environmental Health Officer) and Nurainatta Katevu (Planning Lawyer)*

Also Present: *At the commencement of the meeting approximately 98 members of the public, including 7 registered speakers and 1 Member Advocate (Councillor Steve Jarvis).*

56 APOLOGIES FOR ABSENCE

Audio Recording – Start of item - 16 seconds

Apologies for absence had been received from Councillor Mike Hughson.

Having given prior notice, Council Val Bryant advised that she would be substituting for Councillor Hughson.

57 MINUTES - 18 OCTOBER 2018

Audio Recording – Start of item - 30 seconds

RESOLVED: That the Minutes of the Meeting of the Committee held on 18 October 2018 be approved as a true record of the proceedings and be signed by the Chairman.

58 NOTIFICATION OF OTHER BUSINESS

Audio Recording – Start of item - 52 seconds

There was no other business.

59 CHAIRMAN'S ANNOUNCEMENTS

Audio Recording – Start of item - 58 seconds

- (1) The Chairman welcomed the officers, general public and speakers to this Planning Control Committee Meeting;
- (2) The Chairman advised that two items had been withdrawn from the agenda as follows:
 - (i) Item 8 - Land to the East of Bedford Road and West of Old Ramerick Manor;
 - (ii) Item 10 - Heath Farm, Pottersheath Road, Pottersheath, Herts.

- (3) The Chairman announced that Members of the public and the press may use their devices to film/photograph, or make a sound recording of the meeting, but he asked them to not use flash and to disable any beeps or other sound notifications that emitted from their devices;
- (4) The Chairman reminded Members and speakers that in line with Council policy, this meeting would be audio recorded;
- (5) The Chairman requested that all Members, officers and speakers announce their names before speaking;
- (6) The Chairman clarified that each group of speakers would have a maximum of 5 minutes. The bell would sound after 4 1/2 minutes as a warning, and then again at 5 minutes to signal that the presentation must cease; and
- (7) Members were reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chairman of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest and wishing to exercise a 'Councillor Speaking Right', must declare this at the same time as the interest, move to the public area before speaking to the item and then must leave the room before the debate and vote.

60 PUBLIC PARTICIPATION

Audio Recording – Start of item - 3 minutes 19 seconds

The Chairman confirmed that 7 registered speakers and Member Advocate (Councillors Jarvis) were present.

61 18/00584/FP - SANDON BURY FARM, SANDON, HERTS, SG9 0QY

Audio Recording of Meeting – Start of item - 3 minutes 19 seconds

Diversification of Sandon Bury Farm to provide an events venue and guest accommodation, comprising demolition of existing modern buildings within the Sandon Bury Farm complex, change of use of existing buildings from agricultural uses to an events venue, guest accommodation and alterations to listed and non-listed buildings (Black Barn, grain store and hay barn).

The Senior Planning Officer provided updates to the report regarding the following:

Representations

Further representation has been received both in support and objection to the application.

Amendments to Recommended Conditions

Condition 8 to read:

"Prior to the installation of any fixed plant, a noise survey following the guidelines set out by BS4142:2014 shall be undertaken. This survey shall take into account all proposed fixed plant as part of the development and shall include noise control measures which should be submitted for written approval by the Local Planning Authority (LPA). No fixed plant shall be installed and operated at the site until the noise survey has been approved by the LPA. Noise mitigation measures shall be such as to achieve 5dB below existing background noise levels.

The fixed plant as approved shall thereafter be maintained in accordance with the approved noise control measures."

Reason: to protect the amenities of existing residents.

Condition 9 to read:

"Goods vehicle deliveries and refuse vehicles shall only be permitted between 08.00hrs and 20.00hrs Monday to Friday, 08.00hrs and 18.00hrs Saturdays and no deliveries or collections shall take place at all on Sundays and Bank Holidays."

Reason: to protect the amenities of existing residents.

Condition 11 to read:

"A maximum of seventy-five (75) event days shall take place per calendar year with no more than three (3) event days taking place per calendar week."

Reason: to protect the amenities of existing residents.

Condition 12 to read:

"Live and recorded music shall not be permitted to take place in the outside areas of the venue at any time except for music accompanying a ceremony and shall last for no longer than one (1) hour between 10.00hrs and 20.00hrs on any event day. "

Reason: to protect the amenities of existing residents.

An additional condition to read:

- "1 (a) A suitable environmental noise control device of the 'cut-off limiter' type shall be installed in the Black Barn, calibrated and set to the satisfaction of the Local Planning Authority (LPA). The device must be set at an appropriate time in the presence of an officer of the LPA. No amplified live or recorded music shall take place in the Black Barn until this device has been installed and set in accordance with this condition. (b) Once the environmental noise control device has been installed, calibrated and set to the satisfaction of the LPA it must not be removed, adjusted or replaced:
- (i) without twenty-eight (28) days prior notification to the LPA and;
 - (ii) without the written consent that the removal, adjustment or replacement of the device is permitted and that documentation stating this is received from the LPA.
- (c) Following receipt of the documentation stated in (b)(ii), all the requirements of the LPA must be carried out. Use of all noise equipment for amplified live or recorded music taking place in the Black Barn is not permitted until such a time that confirmation from the LPA that it is permitted has been received.
- (d) In the event of a malfunction of the environmental noise control device, the LPA shall be notified within two (2) working days of the problem and the remedial action proposed. No amplified live or recorded music shall take place in the Black Barn until the environmental noise control device is properly functioning and, if appropriate, has been reset, calibrated and set to the satisfaction of the LPA and/or the LPA has received and approved the necessary documentation confirming this.
- (e) The environmental noise control device shall be secured in a manner approved by the LPA so as to prevent unauthorised access to and tampering with the controls.
- (f) All noise equipment used for amplified live and recorded music in the Black Barn must be routed through the environmental noise control device and this device must be operational during such activities.
- (g) If requested by the LPA, the environmental noise control device shall be recalibrated and reset to their satisfaction and in the presence of an officer of the LPA."

Reason: to protect the amenities of existing residents.

Thursday, 15th November, 2018

The Senior Planning Officer presented the report of the Development and Conservation Manager in respect of planning application 18/00584/FP supported by a visual presentation consisting of plans, drawings and photographs of the site as presented to the Committee on 20 September 2018 when the application was deferred.

The following Members asked questions or sought clarification regarding the presentation of the report:

- Councillor Michael Weeks;
- Councillor Daniel Allen;
- Councillor Harry Spencer-Smith;
- Councillor Paul Clark;
- Councillor Tony Hunter.

Ms Kate Wood, Sandon Action Group made a presentation in objection to application 18/00584/FP.

The following Members asked questions of clarification of Ms Wood's presentation:

- Councillor Michael Weeks;
- Councillor Ruth Brown;
- Councillor Harry Spencer-Smith.

Councillor Steve Jarvis, Member Advocate, made a presentation in objection to application 18/00584/FP.

The following Member asked questions of clarification of Councillor Jarvis' presentation:

- Councillor Harry Spencer-Smith.

Mrs Kate Redmond, Mr Mark Faure-Walker, Ms Michelle Dawson and Mr Alan Hatton, Applicant and Applicant's Agents, made a presentation in support of application 18/00584/FP.

The following Members asked questions of clarification of Mrs Kate Redmond Mr Mark Faure-Walker, Ms Michelle Dawson and Mr Alan Hatton's presentation:

- Councillor Sue Ngwala;
- Councillor Harry Spencer-Smith.

The Senior Planning Officer responded to the matters raised by the speakers.

The Committee debated the application. The following Members contributed to the debate:

- Councillor Tony Hunter;
- Councillor Paul Clark
- Councillor Michael Muir;
- Councillor Michael Weeks;
- Councillor Daniel Allen;
- Councillor Harry Spencer-Smith;
- Councillor Sarah Dingley.

The Senior Planning Officer, Area Planning Officer and Senior Environmental Health Officer answered questions as they arose.

Upon being moved by Councillor Weeks, seconded by Councillor Dingley and put to the vote, it was

RESOLVED: That, application **18/00584/FP** be **GRANTED** planning permission subject to the conditions and reasons set out in the report of the Development and Conservation Manager and the amended and additional conditions, reasons and informatives below.

Condition 8 to read:

"Prior to the installation of any fixed plant, a noise survey following the guidelines set out by BS4142:2014 shall be undertaken. This survey shall take into account all proposed fixed plant as part of the development and shall include noise control measures which should be submitted for written approval by the Local Planning Authority (LPA). No fixed plant shall be installed and operated at the site until the noise survey has been approved by the LPA. Noise mitigation measures shall be such as to achieve 5dB below existing background noise levels. The fixed plant as approved shall thereafter be maintained in accordance with the approved noise control measures."

Reason: to protect the amenities of existing residents.

Condition 9 to read:

"Goods vehicle deliveries and refuse vehicles shall only be permitted between 08.00hrs and 20.00hrs Monday to Friday, 08.00hrs and 18.00hrs Saturdays and no deliveries or collections shall take place at all on Sundays and Bank Holidays."

Reason: to protect the amenities of existing residents.

Condition 11 to read:

"A maximum of seventy-five (75) event days shall take place per calendar year with no more than three (3) event days taking place per calendar week."

Reason: to protect the amenities of existing residents.

Condition 12 to read:

"Live and recorded music shall not be permitted to take place in the outside areas of the venue at any time except for music accompanying a ceremony and shall last for no longer than one (1) hour between 10.00hrs and 20.00hrs on any event day. "

Reason: to protect the amenities of existing residents.

An additional condition to read:

- 1 (a) A suitable environmental noise control device of the 'cut-off limiter' type shall be installed in the Black Barn, calibrated and set to the satisfaction of the Local Planning Authority (LPA). The device must be set at an appropriate time in the presence of an officer of the LPA. No amplified live or recorded music shall take place in the Black Barn until this device has been installed and set in accordance with this condition. (b) Once the environmental noise control device has been installed, calibrated and set to the satisfaction of the LPA it must not be removed, adjusted or replaced:
 - (i) without twenty-eight (28) days prior notification to the LPA and;
 - (ii) without the written consent that the removal, adjustment or replacement of the device is permitted and that documentation stating this is received from the LPA.(c) Following receipt of the documentation stated in (b)(ii), all the requirements of the LPA must be carried out. Use of all noise equipment for amplified live or recorded music taking place in the Black Barn is not permitted until such a time that confirmation from the LPA that it is permitted has been received.

(d) In the event of a malfunction of the environmental noise control device, the LPA shall be notified within two (2) working days of the problem and the remedial action proposed. No amplified live or recorded music shall take place in the Black Barn until the environmental noise control device is properly functioning and, if appropriate, has been reset, calibrated and set to the satisfaction of the LPA and/or the LPA has received and approved the necessary documentation confirming this.

(e) The environmental noise control device shall be secured in a manner approved by the LPA so as to prevent unauthorised access to and tampering with the controls.

(f) All noise equipment used for amplified live and recorded music in the Black Barn must be routed through the environmental noise control device and this device must be operational during such activities.

(g) If requested by the LPA, the environmental noise control device shall be recalibrated and reset to their satisfaction and in the presence of an officer of the LPA.”

Reason: to protect the amenities of existing residents.

62 18/00585/LBC - SANDON BURY FARM, SANDON, HERTS, SG9 0QY

Audio Recording of Meeting – 1 hour 7 minutes 22 seconds

Internal Alterations to Sandon Bury Farmhouse (grade II* listed). Refurbishment of the Black Barn (grade II* listed) to include overcladding, acoustic insulation work and alterations to existing openings. New building (Grainstore Barn) abutting northeast gable end of Black Barn. Link extension between Black Barn and Centre Barn. Alterations to Hay Barn and extension thereof to form covered entrance loggia. Internal and external alterations to the Dovecote (grade II listed) including the provision of a new roof. Internal and external alterations to the Couch House/garage Barn (grade II listed)

The Senior Planning Officer presented the report in respect of planning application 18/00585/LBC supported by a visual presentation consisting of plans, drawings and photographs of the site as presented to the Committee on 20 September 2018 when the application was deferred.

Ms Kate Wood, Sandon Action Group made a presentation in objection to application 18/00585/LBC.

The Committee debated the application. The following Members contributed to the debate:

- Councillor Tony Hunter.

The Area Planning Officer answered questions as they arose.

Upon being moved by Councillor Muir, seconded by Councillor Michael Weeks and put to the vote, it was

RESOLVED: That application **18/00585/LBC** be **GRANTED** listed building consent subject to the conditions and reasons set out in the report of the Development and Conservation Manager.

The Chairman announced that there would be a short break to allow members of the public to leave the meeting.

63 18/01622/FP - LAND TO THE EAST OF BEDFORD ROAD AND WEST OF OLD RAMERICK MANOR, BEDFORD ROAD, ICKLEFORD, HERTFORDSHIRE

Audio Recording – 1 hour 22 minutes 25 seconds

Erection of 144 no. dwellings, new vehicular access onto Bedford Road, associated garages and car parking spaces, public open space, landscaping and attenuation areas.

The Chairman reminded Members that application 18/01622/FP had been withdrawn from the agenda.

64 18/02404/FP - 5 GREEN DRIFT, ROYSTON, HERTFORDSHIRE,SG8 5DB

Audio Recording – 1 hour 22 minutes 34 seconds

Erection of 4no. four bedroom townhouses with private amenity space, car parking, and associated infrastructure and ancillary works, following demolition of existing bungalow and outbuildings.

Councillor Ruth Brown advised that she had called in the application because of the objection of the Town Council, however she had come to the meeting with an open mind.

The Senior Planning Officer presented the report of the Development and Conservation Manager in respect of planning application 18/02404/FP supported by a visual presentation consisting of plans, drawings and photographs of the site.

The following Members asked questions or sought clarification regarding the presentation of the report:

- Councillor Mike Rice;
- Councillor Paul Clark;
- Councillor Harry Spencer-Smith;
- Councillor Ian Mantle;
- Councillor Michael Muir.

Mrs Elizabeth Hale made a presentation in objection to application 18/02404/FP.

The following Members asked questions of clarification of Mrs Hales' presentation:

- Councillor Harry Spencer-Smith;
- Councillor Michael Weeks;
- Councillor Ruth Brown.

Mr Ryan Golding, Applicant made a presentation in support of application 18/02404/FP.

The Senior Planning Officer responded to the matters raised by the speakers.

The Committee debated the application. The following Members contributed to the debate:

- Councillor Harry Spencer-Smith;
- Councillor Paul Clark;
- Councillor Sarah Dingley;
- Councillor Ruth Brown;
- Councillor Michael Weeks;
- Councillor Daniel Allen;
- Councillor Ian Mantle;

The Senior Planning Officer answered questions as they arose.

It was moved by Councillor Clark and seconded by Councillor Weeks that application 18/02404/FP be refused for the following reason:

The proposed development, by reason of its width, parking, general design and servicing arrangements, would fail to take the opportunity to improve the character of the area and the way it functions contrary to Policy 57 of the North Hertfordshire District Local Plan No. 2 with Alterations and section 12 (Achieving well-designed places) of the National Planning Policy Framework.

Upon put to the vote, it was

RESOLVED: That, application **18/02404/FP** be **REFUSED** planning permission for the following reason:

The proposed development, by reason of its width, parking, general design and servicing arrangements, would fail to take the opportunity to improve the character of the area and the way it functions contrary to Policy 57 of the North Hertfordshire District Local Plan No. 2 with Alterations and section 12 (Achieving well-designed places) of the National Planning Policy Framework.

65 18/02194/OP - HEATH FARM, POTTERSHEATH ROAD, POTTERSHEATH, HERTS, AL6 9ST

Audio Recording – 2 hours 4 minutes 13 seconds

Outline Planning permission (all matters reserved except access, layout and scale) for one 4-bed detached dwelling following demolition of existing buildings (Class B2, B8), stable blocks and portakabins.

The Chairman reminded Members that application 18/02194/OP had been withdrawn from the agenda.

66 18/02224/FP - BENCHMARK, JUBILEE HOUSE, JUBILEE ROAD, LETCHWORTH GARDEN CITY. HERTS, SG6 1WU

Audio Recording – 2 hours 4 minutes 23 seconds

Increase in height of the portal frame unit (as approved by application 15/00119/1). Addition of a second storey to the office block (adjacent to Jubilee Road). Improve (by over-cladding), the elevation of the office block that borders Jubilee Road.

The Area Planning Officer provided updates to the report regarding the following:

Representations

Representations had been received from the Local Lead Flood Authority.

Additional Condition

Anglian Water recommended the following additional condition:

No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

The Area Planning Officer presented the report in respect of planning application 18/02224/FP supported by a visual presentation consisting of plans, drawings and photographs of the site.

The following Members asked questions or sought clarification regarding the presentation of the report:

- Councillor Mike Rice;
- Councillor Ian Mantle.

Upon being moved by Councillor Clark, seconded by Ian Mantle and put to the vote, it was

RESOLVED: That application **18/02224/FP** be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Development and Conservation Manager and the additional Condition set out below.

Additional Condition to read:

No hard standing areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent environmental and amenity problems arising from flooding.

67 PLANNING APPEALS

Audio Recording – 2 hours 10 minutes 59 seconds

The Area Planning Officer presented the report entitled Planning Appeals and drew attention to the following decisions;

- Land Development Off Station Road, Ashwell;
- Land North of Millcroft, Barkway (this decision was received after the agenda was published).

RESOLVED: That the report entitled Planning Appeals be noted.

The meeting closed at 9.43 pm

Chairman