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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

MEETING HELD IN THE COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES. GERON ROAD, LETCHWORTH GARDEN CITY ON THURSDAY, 14TH MARCH, 2019 AT 7.30 PM

MINUTES

Present: Councillors Mike Rice (Chairman), Daniel Allen, Ruth Brown, Sarah Dingley, Mike Hughson, Tony Hunter, Ian Mantle, Sue Ngwala, Val Shanley, Harry Spencer-Smith, Terry Tyler and Michael Weeks

In Attendance: Tom Rea (Area Planning Officer), Tom Donovan (Development Officer), Tom Allington (Strategic Sites Planning Officer), Nurainatta Katevu (Planning Lawyer) and Amelia McNally (Committee & Member Services Officer)

Also Present: At the commencement of the meeting approximately 18 members of the public, including 5 registered speakers.

22 APOLOGIES FOR ABSENCE

Audio Recording – Start time of Item – 40 seconds

Apologies for absence were received from Councillors:

- Councillor Muir: Councillor Shanley would be substituting
- Councillor Green
- Councillor Clark: Councillor Tyler would be substituting
- Councillor Henry
- Councillor Davidson

23 NOTIFICATION OF OTHER BUSINESS

Audio Recording – Start time of Item – 1 minute and 7 seconds

There was no other business notified.

24 MINUTES - 13TH DECEMBER 2018

Audio Recording – Start time of Item – 18 seconds

RESOLVED: That the Minutes of the Meeting of the Committee held on 13th December 2018 would be approved as a true record of the proceedings and be signed by the Chairman at the next meeting as they had only just been handed out and had not yet been checked.

25 MINUTES - 16TH JANUARY 2019

Audio Recording – Start time of Item – 18 seconds

Thursday, 14th March, 2019

RESOLVED: That the Minutes of the Meeting of the Committee held on 16th January 2019 would be approved as a true record of the proceedings and be signed by the Chairman at the next meeting as they had only just been handed out and had not yet been checked.

26 MINUTES - 14TH FEBRUARY 2019

Audio Recording – Start time of Item – 18 seconds

RESOLVED: That the Minutes of the Meeting of the Committee held on 14th February 2019 would be approved as a true record of the proceedings and be signed by the Chairman at the next meeting as they had only just been handed out and had not yet been checked.

27 CHAIRMAN'S ANNOUNCEMENTS

Audio Recording – Start time of Item – 1 minute and 11 seconds

- (1) The Chairman announced that if the fire alarm were to sound it would not be a test and they were advised to use the nearest exit. If anyone had mobility issues, they were advised to notify a member of staff;
- (2) The Chairman announced that Members of the public and the press may use their devices to film/photograph, or do a sound recording of the meeting, but she asked them to not use flash and to disable any beeps or other sound notifications that emitted from their devices. In addition, the Chairman had arranged for the sound at this particular meeting to be recorded;
- (3) The Chairman 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 Chairman asked that, for the benefit of any members of the public present at the meeting, Officers announce their name and their designation to the meeting when invited to speak.
- (5) The Chairman announced that members of the public had 5 minutes for each group of speakers. The time limit also applied to Member Advocates. The alarm would sound after 4½ minutes as a warning and again at 5 minutes to signify that the speaker must cease.

28 PUBLIC PARTICIPATION

Audio Recording – Start time of Item – not dictated

The Chairman confirmed that the 18 registered speakers, 12 Councillors and 1 Member Advocate were present.

ITEM 5: Mrs Diane Burleigh – **Objector**
Pirton Parish Council
Pirton Neighbourhood Plan
Steering Group & North Herts Archaeological Society

Mr Douglas Bond, Woolf Bond Planning- Applicant's Agent - Supporter

ITEM 7 Councillor Val Bryant – Member Advocate (**Objecting**)

Mr Ben Wallace – Applicant's Agent – **Supporter**
Amp Clean Energy

ITEM 8 **Mr S Bampton** – Applicant's Agent – **Supporter**
Pelham Structures

ITEM 9 **Mr S Bampton** – Applicant's Agent – **Supporter**
Pelham Structures

29 18/02916/RM LAND ON THE NORTH EAST SIDE OF PRIORS HILL AND OPPOSITE HILL FARM, PRIORS HILL, PIRTON, HERTFORDSHIRE

Audio Recording – Start time of Item - 4 minutes and 10 seconds

18/02916/RM – LAND ON THE NORTH EAST SIDE OF PRIORS HILL AND OPPOSITE HILL FARM, PRIORS HILL, PIRTON, HERTFORDSHIRE.

Residential development comprising of 24 dwellings (including 8 affordable dwellings), together with provision of open space with seating, a perimeter path, archaeological information boards, footpath link and access to Priors Hill.

The Area Planning Officer provided updates in respect of planning application 18/02916/RM, supported by a visual presentation consisting of photographs and plans.

The following people made a presentation in objection to the application:

- Diane Burleigh

The following Members asked clarification of Ms Burleigh's presentation:

- Councillor Harry Spencer-Smith
- Councillor Ian Mantle

The following people made a presentation in support of the application:

- Mr Douglas Bond

The following people asked clarification of Mr Bond's presentation:

- Councillor Harry Spencer-Smith
- Councillor Sue Ngwala

The following Members asked questions or sought clarification from the Area Planning Officer regarding the presentation of the report:

- Councillor Spencer-Smith
- Councillor Ruth Brown
- Councillor Daniel Allen
- Councillor Michael Weeks
- Councillor Mike Hughson
- Councillor Ian Mantle

The Planning Officer thanked the Chairman and responded to any issues of concern raised.

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

- Councillor Harry Spencer-Smith
- Councillor Michael Weeks
- Councillor Tony Hunter
- Councillor Daniel Allen

The Committee debated the application and upon being moved by Councillor Weeks seconded by Councillor Hunter and put to vote, it was:

RESOLVED: *That Planning application 18/02916/RM be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.*

30 19/00204/FP LAND EAST OF HAYLING DRIVE, PUTTERIDGE PARK, LUTON, HERTFORDSHIRE

Audio Recording – Start time of Item – 58 minutes and 53 seconds

19/00204/FP – LAND EAST OF HAYLING DRIVE, PUTTERIDGE PARK, LUTON, HERTFORDSHIRE.

Change of use from school playing fields (D1 use) to public open space (D2 use).

The Area Planning Officer provided updates in respect of planning application 19/00204/FP, supported by a visual presentation consisting of photographs and plans.

The following Members asked questions or sought clarification from the Area Planning Officer regarding the presentation of the report:

- Councillor Weeks

The Planning Officer thanked the Chairman and responded to any issues of concern raised.

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

- Councillor Weeks
- Councillor Hunter

The Committee debated the application and upon being moved by Councillor Hunter seconded by Councillor Mantle and put to vote, it was:

RESOLVED: *That Planning application 19/00204/FP be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.*

31 18/03282/FP NATIONAL GRID, CADWELL LANE, HITCHIN, HERTFORDSHIRE, SG4 0SL

Audio Recording – Start time of Item – 1 hours, 4 minutes and 48 seconds

18/03282/FP – NATIONAL GRID, CADWELL LANE, HITCHIN, HERTFORDSHIRE SG4 0SL

Construction and operation of an urban reserve 2x 2MW gas fired power plant.

The Area Planning Officer announced that there were no updates in respect of planning application 18/03282/FP. The main points were highlighted.

The following people made a presentation in objection to the application:

- Councillor Bryant (Member Advocate)

The following Members asked clarification of Councillor Bryant's presentation:

- Councillor Michael Weeks
- Councillor Mike Hughson

The following people made a presentation in support of the application:

- Mr Ben Wallace

The following people asked clarification of Mr Wallace's presentation:

- Councillor Spencer-Smith
- Councillor Mike Hughson
- Councillor Val Shanley
- Councillor Terry Tyler

The following Members asked questions or sought clarification from the Area Planning Officer regarding the presentation of the report:

- Councillor Spencer-Smith

The Planning Officer thanked the Chairman and responded to any issues of concern raised.

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

- Councillor Mike Hughson
- Councillor Daniel Allen
- Councillor Michael Weeks
- Councillor Tony Hunter

The Committee debated the application and upon being moved by Councillor Allen seconded by Councillor Weeks and put to vote, it was:

RESOLVED: *That Planning application 18/03282/FP be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.*

32 19/00003/S73 THE GABLES, HIGH STREET, BARLEY, ROYSTON, HERTFORDSHIRE, SG8 8HY

Audio Recording – Start time of Item – 1 hour, 30 minutes and 36 seconds

19/00003/S73 – THE GABLES, HIGH STREET, BARLEY, ROYSTON, HERTFORDSHIRE SG8 8HY

Section 73 Application: Relating to Application 17/02316/1 granted on 30/05/2018 - Variation of Condition 2 (Approved Plans) to facilitate a change of design and appearance of plot 7 and variations to the dwelling type, scale and appearance of Plots 1, 2, 3 and 8 (as amended by drawings received 22/02/2019).

Thursday, 14th March, 2019

The Area Planning Officer provided updates in respect of planning application 19/00003/S73, supported by a visual presentation consisting of photographs and plans.

The following people made a presentation in support of the application:

- Mr S Bampton

The following people asked clarification of Mr Bampton's presentation:

- Councillor Daniel Allen

The Planning Officer thanked the Chairman and responded to any issues of concern raised.

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

- Councillor Tony Hunter
- Councillor Terry Tyler
- Councillor Ian Mantle
- Councillor Mike Hughson

The Committee debated the application and upon being moved by Councillor Mantle seconded by Councillor Hughson and put to vote, it was:

RESOLVED: *That Planning application 19/00003/S73 be **AGREED**, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.*

33 18/03349/S73 THE GABLES, HIGH STREET, BARLEY, ROYSTON, HERTFORDSHIRE, SG8 8HY

Audio Recording – Start time of Item – 1 hour, 44 minutes and 55 seconds

18/03349/S73 – THE GABLES, HIGH STREET, BARLEY, ROYSTON, HERTFORDSHIRE SG8 8HY

Section 73 Application: Relating to Application 17/02316/1 granted on 30/05/2018 - Variation of Condition 2 (Approved Plans) to facilitate a relocation and change of appearance of plot 7, switching it with the location of approved plots 4-6 and variations to the dwelling type, scale and appearance of Plots 1, 2, 3 and 8 (as amended by drawings received 22/02/2019).

The Area Planning Officer provided updates in respect of planning application 18/03349/S73, supported by a visual presentation consisting of photographs and plans.

The following people made a presentation in support of the application:

- Mr S Bampton

The Planning Officer thanked the Chairman and responded to issues raised by the following Councillors.

- Councillor Ruth Brown
- Councillor Terry Tyler

Thursday, 14th March, 2019

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

- Councillor Terry Tyler
- Councillor Daniel Allen

The Committee debated the application and upon being moved by Councillor Tyler seconded by Councillor Allen and put to vote, it was:

RESOLVED: *That Planning application 18/03349/S73 be AGREED, subject to the conditions and reasons set out in the report of the Development and Conservation Manager.*

34 PLANNING APPEALS DECISIONS

Audio Recording – Start time of Item – 1 hour, 49 minutes and 4 seconds

The Development and Conservation Manager reported that the appeal referred to on the Agenda had been withdrawn.

Another appeal decision had been received re: 16 Traherne Close which had been allowed, subject to outstanding issues being agreed. This would be on the Agenda for the next meeting.

The meeting closed at 9.21pm

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