

16 May 2006

Our ref: Letchworth/May06
Contact: Pat Wilkings
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To: Members of the Letchworth Committee of North Hertfordshire District Council (Councillors M. Paterson (Chairman), Simon Bloxham (Vice-Chairman), Monica Bloxham, J.M. Cunningham, Melissa Davey, Gary Grindal, T.W Hone, David Kearns, Lorna Kercher, David Levett, Lawrence McNamara, Elliot Needham, Mrs. L.A. Needham, and Diane Proudlove)

You are invited to attend a

MEETING OF THE LETCHWORTH COMMITTEE

to be held in

**COMMITTEE ROOM 1, COUNCIL OFFICES, GERON
ROAD, LETCHWORTH GARDEN CITY**

on

WEDNESDAY 24 MAY 2006

at

7.30 p.m.

Yours sincerely,



David Miley
Democratic Services Manager

AGENDA
PART I

ITEM	PAGE
1. APOLOGIES FOR ABSENCE	-
2. MINUTES To take as read and approve as a true record the minutes of the meetings of this Committee held on the 19 April 2006.	-
3. NOTIFICATION OF OTHER BUSINESS Members should notify the Chairman of other business which they wish to be discussed by the Committee at the end of either Part I or Part II business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency. The Chairman will decide whether any item(s) raised will be considered.	-
4. DECLARATIONS OF INTEREST To receive from Members of the Committee any Declarations of Interest in respect of business set out in the agenda. Members should either declare a prejudicial or personal interest and are required to notify the Chairman of the nature of any interest declared. Members declaring a prejudicial interest should not seek to influence the decision and leave the room during that particular item of business.	-
5. PUBLIC PARTICIPATION Richard Harman speaking as a representative of the Jackmans Improvement Group: Petition re proposed closure of Jackmans Library.	-
6. CHAMPION NEWS REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT & CULTURAL SERVICES <i>A summary of the activities undertaken by the Community Development Officer for Letchworth Garden City since the meeting of the Committee held on 19 April 2006 and events taking place in forthcoming months.</i>	1
7. ANNUAL GRANTS AND DEVELOPMENT DISCRETIONARY BUDGET 2006/2007 REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT & CULTURAL SERVICES <i>The current expenditure and balance of the Area Committee's delegated funds.</i>	5

8.	PLANNING APPLICATIONS	11
	REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL	
	<i>Planning applications for determination by the Committee:</i>	
	Land Opposite Morrisons Car Park, Station Way, Letchworth –	13
	(Telecommunication mast).	
9.	PLANNING APPEALS	19
	ORAL REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL	
	<i>An update for the Committee on any Planning Appeals that have been lodged or determined since the meeting of the Committee held on 19 April 2006.</i>	

Future meetings of the Committee will be held on:

5 July 2006
16 August 2006
Monday 2 October 2006
8 November 2006
13 December 2006
24 January 2007
7 March 2007
18 April 2007

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TITLE OF REPORT: CHAMPION NEWS

REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT & CULTURAL SERVICES

1. PURPOSE OF REPORT

- 1.1 To advise the Committee of the activities and schemes with which the Community Development Officer has been involved during the past month.
- 1.2 To bring to the Committee's attention some important community based activities that will be taking place during the next few months.

2. THE FORWARD PLAN

- 2.1 This report does not contain a recommendation on a key decision and has not been referred to in the Forward Plan.

3. PROJECT/ACTIVITY/SCHEME DETAILS

3.1 SK8 School

The Skateboard Instructors' course enrolment information evening was held at the Goldsmith College on 24th April 2006. From the young people attending, approximately 12 to 15 were interested in signing up for the initial programme. The project is planned to be delivered over the Summer months, and will involve some practical sessions at the new Norton Common Skatepark.

Members are also advised that the Instructor Course, has been announced as the winning entry in the recent North Herts College 'Community Awards 2006' under the category of New Initiative.

3.2 Grange Youth Wing

Refurbishment update

Floors sanded and sealed
Internal walls and woodwork decorated
Window Blinds installed
Table & Chairs delivered
Sound System installed
Partition Panels – awaiting delivery
Fridge delivered
Pictures & Posters hung up

Youth Centre Management Development Meeting - on 25th April 2006

North Hertfordshire District Council & Herts Youth Services Officers' met with local Ward Members and volunteers from the local community to look at how the management and programming of the centre could be developed.

From the initial discussions it was agreed that the centre should, at first, aim to open two nights a week under the supervision of paid part time Herts Youth Service Youth Workers and the volunteers from the local area.

Target dates for opening the centre have been realistically projected for June / July to allow for Youth Worker recruitment and the necessary CRB checks to be made.

3.3 Letchworth Outdoor Pool

Officers have negotiated a price with the contractors who will be running Letchworth Outdoor Pool this summer of £4,930 to extend pool opening hours by an hour on Monday, Wednesday, Friday and Saturday. Letchworth Swimming Club utilises the pool on a Tuesday and Thursday evening, and a 'deep clean' of the facility is completed on a Sunday evening.

In the event that members agree this cost, the resultant service will be identical to the previous two years. The Outdoor pool season will be May 27 – September 10.

The Leisure Project Manager has analysed usage of the facility over the previous two years and spoken to staff who have been involved in running the site. Unfortunately no direct conclusions as to the popularity of the additional hours can be drawn from usage figures. However, qualitative information from staff shows that the additional hours opening is of value to users. Anecdotal evidence suggests that the adults only session on a Friday evening is extremely popular, whilst many users do visit the site on other days because they know they can have an extended stay.

The finance report for this committee carries an officer recommendation that members agree the funds necessary to retain the extended opening for 2006.

3.4 Jackmans Library

A range of consultations with existing users of the Jackmans Library have now taken place, including question and answer sessions with members of the library service at the site. A further consultation event is to be held on May 31, which has been widely advertised locally.

3.5 Youth Council

The Community Development Officer with the Council's Youth Development Officer are to meet with the new Clerk for the Letchworth Garden City Town Council and

two Town Members on Wednesday 17th May 2006, to continue the development of a dedicated Letchworth Youth Council / Forum for the town.

3.6 Broadway Gardens Summers Event - 22nd July

Plans are now well underway for this event, with invites to local voluntary organisations having been recently sent out offering an opportunity to have a stall at the event. Prices for stalls have been set as follows:

Charity / Voluntary organisation stall raising awareness – £5
Charity / Voluntary organisation stall who are fundraising - £10
Retail Stallholders - £25
Food Vendors - £30

3.7 Grange Regeneration

Members are advised that the NHDC Car Park part of the regeneration project has received approval for £70,000 of lottery funding. A Residents Survey seeking local input and views has commenced and a Project Steering Group Meeting facilitated by Groundwork UK is scheduled for Friday 12th May 2006. The Authority's Parks and Countryside Manager is the lead officer within the Council.

3.8 Skateboard Event Days

The Community Development Officer has programmed in a number of one day skateboard events making use of local schools sites and to be delivered by Tribe enterprises. The days will also include music; competitions and activities aimed at young people.

3.9 Annual Grants

The organisations that have historically benefitted from an annual grant through the Letchworth Committee, have been contacted and told that their three-year service level agreement is now due for renewal. Further details on these organisations and the value of financial awards is contained within the financial report.

4. CONSULTATION WITH EXTERNAL ORGANISATIONS AND WARD MEMBERS

4.1 Members will be kept informed of future developments through Champion News reports.

5. RECOMMENDATIONS

5.1 That the Committee endorses the actions taken by the Community Development Officer to promote greater community capacity and well-being for the Letchworth Garden City community.

6. CONTACT OFFICER

- 6.1 Andy Graham (Community Development Officer - Letchworth Area)
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- 6.2 Tim Stephen (Community Development Manager)
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TITLE OF REPORT: ANNUAL GRANTS AND DEVELOPMENT DISCRETIONARY BUDGET 2006/2007

REPORT OF THE HEAD OF COMMUNITY DEVELOPMENT & CULTURAL SERVICES

1. PURPOSE OF REPORT

- 1.1 To advise Members on the current expenditure and balance of the Area Committee's delegated funds.

2. FORWARD PLAN

- 2.1 This report does not contain a recommendation on a key decision and has not been referred to in the Forward Plan.

3. STATEMENT OF COMMITTEE DELEGATED BUDGETS 2006/7

- 3.1 A current statement of Area Committee expenditure is attached as Appendix 1 to this report.

4. NOTES TO ACCOMPANY BUDGET

- 4.1 The allocations for Letchworth for the 2006/2007 financial year are shown in the attached spreadsheet as Appendix 1.
- 4.2 Officers have investigated the cost implication of extending the opening of Letchworth Outdoor Pool for an additional hour on four days of the week, which will be £4,930. The figure the previous year was £4,800.
- 4.3 The Letchworth Community Development Officer has contacted all the organisations that have historically received an annual grant from this committee. These organisations are:

Organisation	2005 /06 allocation (£'s)	Budget for 2006 /07 (£'s) – includes an inflationary amount
Yvonne Savage Club	300	328
Letchworth Settlement	330	350
Wednesday Drop in Club	478	492
Kiran Playscheme	721	765
Howard Garden Social Club	4410	4676
Letchworth Town Twinning	273	281
Letchworth G C band (hall subsidy)	3780	4492 ¹
CVS Coffee bar (hall subsidy)	3380	4064 ²
Totals	13672	15448

¹ This figures assumes that the organisation will use every day booked throughout the year. In practise some sessions may be cancelled.

² As footnote 1.
LETCWORTH (24.05.2006)

- 4.4 The budgets for the annually funded organisations are held in a separate central budget as opposed to within this committee's budget.
- 4.5 In line with NHDC policy on annually funded organisations, a service level agreement for three years for each organisation will be established in the event that this committee is minded to continue to support each organisation. Alternatively, in the event that the committee wishes to increase an award – additional funds would have to come from the Committee budget.

5. LEGAL IMPLICATIONS

- 5.1 The Committee has delegated powers to administer funds from the budgets described.
- 5.2 There are no other legal implications pertinent to this report.

6. FINANCIAL AND HUMAN RESOURCE IMPLICATIONS

- 6.1 There are no human resource implications associated with this report.

7. CONSULTATION WITH EXTERNAL ORGANISATIONS AND WARD MEMBERS (If appropriate)

- 7.1 Representatives of organisations that have been recipients of annual grants have been contacted and informed that new agreements will be reached following this meeting.

8. RECOMMENDATIONS

- 8.1 That this Committee note the current expenditure and balance of the Development Budget.
- 8.2 That this committee agrees an allocation of £4930 to enable Letchworth Outdoor Pool to open for an additional hour during the summer period. Funds to be taken from the discretionary budget (4,000) and the small grants budget (£930).
- 8.3 This committee confirm its ongoing support for organisations that have traditionally received an annual grant, as highlighted in section 4.3

9. REASONS FOR RECOMMENDATIONS

- 9.1 This report is intended to inform Members of the financial resources available to this Committee. It draws attention to the current budgetary situation, assists in the effective financial management of the Area Committee's budget and ensures actions are performed within the Authority's Financial Regulations and the guidance contained in the Grants procedure.
- 9.2 The awarding of financial assistance to voluntary organisations and the use of discretionary spending allows the Committee to further the aims and strategic priorities of the Council.

10. ALTERNATIVE OPTIONS CONSIDERED

- 10.1 Not applicable

11. APPENDICES

- 11.1 Appendix 1 - Statement of Committee Delegated Budgets 2006/2007.

12. CONTACT OFFICERS

- 12.1 Andy Graham (Community Development Officer – Letchworth area)
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- 12.2 Steve Smither (Leisure and Community Development Accountant)
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Letchworth Budget 2006/07

<u>SUMMARY/ TOTALS</u>	<u>Funding</u>	<u>Allocated</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated Budget</u>					
Visioning	£190,160	£59,730	£17,177	£42,553	£130,430					
Jackmans Improvement	£2,828	£0	£0	£0	£2,828					
Other Allocated Funds	£5,000	£5,000	£0	£5,000	£0					
Small Area Grants	£13,470	£3,750	£500	£3,250	£9,720					
Discretionary	£39,248	£18,640	£6,056	£12,726	£20,608					
General Town Centre	£24,430	£15,000	£0	£15,000	£9,430					
Total	£275,136	£102,120	£23,733	£78,387	£173,016					

<u>VISIONING</u>	<u>Funding</u>	<u>Year Allocated</u>	<u>Project</u>	<u>Allocated</u>	<u>Date</u>	<u>Spent</u>	<u>Outstanding</u>	<u>Unallocated</u>	<u>Comments</u>
Preallocated Funds Brought Forward from 05/06 - Main Visioning Budget	£20,730	2004/2005	5 Recycling Litter Bins	£7,030	10.03.04 & 06.07.05 & 28.09.05	£3,030	£4,000		Awaiting LGCHF Street Scene Survey
		2004/2005	Southern Way Landscaping Project	£3,200	3.11.04	£0	£3,200		
		2004/2005	Pedestrian phaseing	£5,000	22.09.04	£0	£5,000		
		2005/2006	Grange Regeneration Group	£500	09.11.05	£0	£500		
		2005/2006	Skate Board Events	£5,000	08.03.06	£5,000	£0		
Preallocated Funds Brought Forward from 05/06 - Area Visioning Budget	£39,000	2004/2005	Youth Council	£2,000	22.12.04	£0	£2,000		
		2005/2006	Course for Skateboard Tutors	£5,000	28.09.05	£0	£5,000		
		2005/2006	Tree Planting - Various Sites	£15,000	09.11.05	£5,973	£9,027		
		2005/2006	Grange Youth Wing	£10,000	14.12.05	£3,174	£6,826		
		2005/2006	Norton Road Speed Calming	£5,000	14.12.05	£0	£5,000		
		2005/2006	Jackmans Youth Shelter	£2,000	14.12.05	£0	£2,000		
Visioning Community Projects (C/F 2005/06)	£10,330								
Capital Visioning	£120,100								
Total	£190,160			£59,730		£17,177	£42,553	£130,430	

JACKMAN'S IMPROVEMENT	Funding		Project	Allocated	Date	Spent	Outstanding	Unallocated	Comments
Brought forward	£2,828								
Total	£2,828			£0		£0	£0	£2,828	

OTHER ALLOCATED FUNDS	Funding		Project	Allocated	Date	Spent	Outstanding	Unallocated	Comments
Pre allocated funds Brought Forward from 2005/06	£5,000		LGC Eagles Football Club	£5,000	10.12.03	£0	£5,000		Work in Progress
Total	£5,000			£5,000		£0	£5,000	£0	

DEVELOPMENT BUDGETS

SMALL AREA GRANTS	Funding		Project	Allocated	Date	Spent	Outstanding	Unallocated	Comments
Base Budget 06/07	£13,470		Royal Naval Association	£750	19.04.06	£0	£750		
			Letchworth Tennis Club	£300	19.04.06	£300	£0		
			Letchworth Lions Club	£200	19.04.06	£200	£0		
			Letchworth Festival	£2,500	19.04.06	0	£2,500		
Total	£13,470			£3,750		£500	£3,250	£9,720	

Discretionary Budgets	Funding		Project	Allocated	Date	Spent	Outstanding	Unallocated	Comments
Preallocated Funds Brought Forward from 05/06	£16,140		CCTV Temple Rec Ground	£5,500	25.05.05	£4,284	£1,216		
Less Overspend - Bench at Temple Gardens	-£142		Bench at Temple Gardens Recreation Ground	£630	14.12.05	£772	£0		Overspent by £142
			Speed Activated Sign in Willian	£1,000	08.03.06	£1,000	£0		
			Hanging Baskets/Planters	£9,010	08.03.06	£0	£9,010		
Base Budget 06/07	£23,250		Letchworth Festival	£2,500	19.04.06	£0	£2,500		
Total	£39,248			£18,640		£6,056	£12,726	£20,608	

GENERAL (TOWN CENTRE)	Funding		Project	Allocated	Date	Spent	Outstanding	Unallocated	Comments
Preallocated Funds Brought Forward from 05/06	£15,000		LGC Arts Partnership	£15,000	25.05.05	£0	£15,000		Officer Recruited, start date 15/03/06
Base Budget 06/07	£9,430		Letchworth Festival	£7,500	19.04.06	£0	£7,500		
Total	£24,430			£15,000		£0	£15,000	£9,430	

TITLE OF REPORT: PLANNING APPLICATIONS
 REPORT OF THE HEAD OF PLANNING & BUILDING CONTROL

Local Government (Access to Information) Act 1985 and Local Government Act 1972

In respect of each of the following reports concerning individual applications for planning permission, Listed Building Consent, the whole of the application file shall be regarded as background papers for the purposes of Section 100(d) of the 1972 Act.

AGENDA INDEX

ITEM:	REF NO:	LOCATION:DESCRIPTION	CONTACT OFFICER:	PAGE:
1.	06/00537/ 1	Land Opposite Morrisons Car Park, Station Way, Letchworth Garden City, SG6 Erection of 10m monopole with three section antennas, 1 no. equipment cabinet and ancillary works to highway land.	James Gran 01462 474443	

ITEM NO: 1	<u>Location:</u>	Land Opposite Morrisons Car Park, Station Way, Letchworth Garden City, SG6
	<u>Applicant:</u>	Vodafone Ltd
	<u>Proposal:</u>	Erection of 10m monopole with three section antennas, 1 no. equipment cabinet and ancillary works to highway land.
	<u>Ref.No:</u>	06/00537/ 1
	<u>Officer:</u>	James Gran

Date of expiry of statutory period : 25 May 2006

Reason for Delay

N/A

Reason for Referral to Committee

Reported to Members at the request of Councillor Needham.

1.0 Relevant History

1.1 None

2.0 Policies

2.1 Central Government Guidance:

Planning Policy Guidance Note (PPG) 8 - 'Telecommunications'

Planning Policy Guidance Note (PPG) 25 - 'Planning and the Historic Environment'

2.2 District Local Plan 1996 No 2 with Alterations:

Policy 20 - Conservation Areas

Policy 48 - Telecommunications

3.0 Representations

3.1 Response to Site Notice and Neighbour Notifications:

Objection letters received from Nos. **2 and 10 Broadwater Avenue, 49 Station Way**, regarding proximity to residential dwellings, health concerns and effect on property prices.

A 58 signature petition received from **Hillshott Infant School & Nursery**, objecting to the proposal.

Letchworth Town Council - No objection

4.0 Planning Considerations

4.1 Site & Surroundings

- 4.1.1 The site lies opposite Morrisons Car Park on Station Way and is located on a grass verge, part of which forms a footpath and cycle track, along the north side of Station Way. There are several mature trees along Station Way, the applicant states that none of which would be affected. There is a pedestrian and vehicle entrance to Morrisons almost opposite the proposed site and the goods vehicle entrance to the Morrisons site is located a short distance to the east. The train line is located immediately to the north, with the Spirella Building located beyond. The nearest residential property is 49 Station Way and lies a distance of 60 metres away from the proposed site. This property adjoins No. 2 Broadwater Avenue and this road continues from here away from the site.

4.2 Proposal

- 4.2.1 Full planning permission is sought for a 10 metre high telecommunication monopole mast with 3 antennas, 1 equipment cabinet and ancillary works to highway land. The total height to the top of the antennas would be 12.5 metres. The monopole and cabinet would be dark green in colour. The cabinet would be located to the rear of the verge up against the palisade fencing which forms the boundary between the railway and public highway. The monopole itself would be located closer towards the highway than the cabinet.

4.3 Key Issues

- 4.3.1 Vodafone currently provides a 2G (GSM) network nation-wide and is building a 3G network in parts of the country. 3G provides increased data rates, when compared with the existing 2G system, providing services such as video phones and mobile internet access. This was launched in November 2004. The proposed site would provide 3G coverage for West Letchworth and the Wilbury Hill area. The plots which accompany the application illustrate this provision of coverage. Government Guidance in PPG 8 paragraph 6 states,

"Authorities should not seek to prevent competition between different operators and should not question the need for the telecommunications system which the proposed development is to support" (ODPM, 2001: p. 7).

- 4.3.2 Four representations were received as a result of public consultation on the application. With regard to the health concerns over the installation, current Planning Policy Guidance from the Government within PPG8 -Telecommunications states,

"It is the Governments firm view that the planning system is not the place for determining health safeguards. It remains central Governments responsibility to decide what measures are necessary to protect public health. In the Governments view, if a proposed mobile phone base station meets the ICNIRP guidelines for public exposure it should not be necessary for a local planning authority, in processing an application for planning permission or prior approval, to consider further the health aspects and concerns about them" (ODPM, 2001: p. 29).

Therefore, as the ICNIRP certificate has been submitted with the application, there is no further need to consider the health aspects of the proposal. With regard to effect on property prices in the locality, the Law Courts have held that this is not a material planning consideration.

- 4.3.3 With regard to the chosen location and impact upon the local environment, this site was selected as there are a number of existing vertical features in the surrounding area including lighting columns and security camera columns for the Morrisons site. A dark green coloured mast and cabinet are proposed in order to minimise their visual impact of the installation, which would merge with the existing vegetation in the locality. This site is the preferred option as the applicant states there are no suitable or available mast share opportunities, tall buildings or structures within the search area. As mentioned above, the closest property to the site is 60 metres away. Due to the orientation of the property, there would be no views of the mast from any main window of the dwelling.
- 4.3.4 The site is located within the Conservation Area. This is the sole reason why this application did not comprise a proposal for "permitted development" and instead requires planning permission. Due to the colour of the proposed monopole and cabinet and the existing street furniture in the vicinity, in my view the installation would have a neutral impact upon the character and appearance of the Conservation Area. The proposal therefore complies with the objectives of PPG 15 and Policy 20 of the North Hertfordshire District Local Plan No. 2 with Alterations.

4.4 **Conclusion**

- 4.4.1 Overall, the proposed telecommunications monopole and cabinet would not, in my view, have a material adverse impact upon the amenity of residential properties, the visual amenity of the locality or the character and appearance of the Conservation Area. Therefore, I see no objection to the granting of planning permission.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- 6.1 That planning permission be **GRANTED** subject to the following conditions:
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, or with minor modifications of those details which have previously been agreed in writing by the Local Planning Authority as being not materially different from those thereby permitted.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Should the telecommunications apparatus hereby approved be no longer required for telecommunication purposes, it shall be removed from the land as soon as is reasonably practicable and the site re-instated to its former condition.

Reason: To ensure the removal of redundant street furniture.

Reason for Decision

The telecommunications apparatus hereby permitted would have no adverse effect on the amenities of the neighbouring residential properties, the visual amenity of the locality, or on the character and appearance of the Conservation Area, or on highway conditions in the vicinity of the site and, as such, complies with the relevant provisions of the development plan and Government Guidance as summarised below.

North Hertfordshire District Local Plan No 2 with Alterations:

Policy 20 - Conservation Areas

Policy 48 - Telecommunications

Central Government Guidance:

Planning Policy Guidance Note (PPG) 8 - 'Telecommunications'

Planning Policy Guidance Note (PPG) 25 - 'Planning and the Historic Environment'

	AGENDA ITEM No. 9
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TITLE OF REPORT: PLANNING APPEALS
REPORT OF THE HEAD OF PLANNING & BUILDING CONTROL

This Item will take the format of an oral report

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