

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**Meeting held in the Council Chamber, Council Offices, Gernon Road, Letchworth Garden City
on Thursday, 15 November 2007 at 7.30 p.m.**

MINUTES

PRESENT: *Councillors: Mrs J. Gray (Chairman), Mrs F.R. Hill (Vice-Chairman), Mrs A.G. Ashley, D.J. Barnard, Liz Beardwell, David Billing, Paul Clark, J.M. Cunningham, T. Brindley, A.F. Hunter, Arthur Jarman, Ian Mantle, M.R.M. Muir, and R.L. Shakespeare-Smith.*

IN ATTENDANCE: *Mary Caldwell (Planning Control & Conservation Manager), John Chapman (Area Planning Officer), Kate Poyser (Planning Officer), Tom Rea (Planning Officer), Richard Tiffin (Planning Officer), Victoria Woodbridge (Planning Officer), Katie White (Senior Lawyer), and Susanne (Committee & Member Services Officer).*

ALSO PRESENT: 70 members of the public (including 7 registered speakers).

119. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed the Members and the registered speakers to the Meeting.

Councillor Gray confirmed that the agenda was as listed.

120. APOLOGY FOR ABSENCE

Apologies for absence were received from Councillors Melissa Davey and Allison Dear.

121. SUBSTITUTION OF MEMBERS

Councillor Tom Brindley, having given due notice and in accordance with the agreed procedures of North Hertfordshire District Council, confirmed that he would be attending this meeting as substitute for Councillor Allison Dear.

122. NOTIFICATION OF OTHER BUSINESS

There was no notification of other business.

123. MINUTES – 18 OCTOBER 2007

It was noted that there was an inaccuracy in Item 112 – 07/01443/1 – Plot 1, 89 Walsworth Road, Hitchin. In the second paragraph there is a reference to PPG3, which should read "PPS3".

In addition, in the same paragraph a sentence reads "A view is expressed that this dwelling would be very different in design to Sanders Place and was therefore incongruous in the street scene." It was opined that this should be changed to ". . . different in design to the majority of the street and was therefore . . .".

RESOLVED: That, subject to the above amendments, the Minutes of the meeting of the Planning Control Committee held on 18 October 2007 be approved as a true record and signed by the Chairman.

124. DECLARATIONS OF INTEREST

Councillor Beardwell expressed a personal interest in Items 6.2 and 6.3, and reserved the right to speak and to stay in the room.

125. PUBLIC PARTICIPATION

The Chairman confirmed that the members of the public who had registered to speak at the meeting were in attendance.

126. **07/02053/1 - FORMER CONVENT OF PROVIDENCE, LIMEKILN LANE, BALDOCK, SG7 6PG.
REDEVELOPMENT OF FORMER CONVENT SITE WITH 65 RESIDENTIAL UNITS COMPRISING 10 X 1 BED AND 30 X 2 BED FLATS; 8 X 2 BED; 3 X 3 BED AND 14 X 4 BED HOUSES. ASSOCIATED LANDSCAPING, ACCESS AND PARKING FOLLOWING DEMOLITION OF EXISTING CONVENT BUILDINGS (AS AMENDED BY PLANS RECEIVED 18 OCTOBER 2007).**

The registered speaker – Mr A B Valentine (objector) – accepted the invitation of the Chairman to make a presentation to the Committee.

The Committee debated this planning application at length.

The application was refused unanimously, with an amendment to Reason No. 3, inserting the words 'scale', 'grain' and 'massing', and inclusion of an additional reason for refusal (Reason 7).

RESOLVED: That application 07/02053/1 be **REFUSED** planning permission as per the reasons set out in the report of the Head of Planning and Building Control, and with the following amended reason and additional reason as set out below:

3. The height, scale, grain and massing of the proposed buildings would be materially and harmfully at odds with the scale and character of established development in the surrounding area to the point that the proposal would have a deleterious impact on the amenity and outlook currently enjoyed from adjacent properties. In particular, the proposed 3 and 3.5 storey development off Limekiln Lane would be materially incongruous and overbearing as viewed from the established single storey development in this street. Accordingly, the Authority considers the proposal contrary to the provisions of Policies 8, 26 and 57 of the District Local Plan No2 with Alterations and the advice set out in PPS3 (Housing).

7. The introduction of gates would give rise to a separate and isolated development which would fail to integrate into the local area contrary to the advice on creating sustainable communities enshrined in PPS3 (Housing).

127. **07/01296/1 – 16-20 GREEN DRIFT, ROYSTON, SG8 5DA.
ERECTION OF 11 DWELLINGS COMPRISING 6 X 3 BEDROOM, AND 4 X 4 BEDROOM AND 1 X 5 BEDROOM DWELLING HOUSES WITH GARAGING AND CAR PARKING SPACES; CONSTRUCTION OF ACCESS ROAD; FORMATION OF VEHICULAR ACCESS ONTO GREEN DRIFT; LANDSCAPING AND ANCILLARY WORKS FOLLOWING DEMOLITION OF TWO EXISTING DWELLINGS. (AS AMENDED BY DRAWINGS RECEIVED 4 OCTOBER 2007.)**

The Planning Officer updated the Committee on this planning application: the Environment Agency had confirmed that "the Flood Risk Assessment was acceptable for this development and there were no objections in principle, subject to two conditions. These related to the submission of a scheme for the provision of surface water drainage works and to the ownership and maintenance of the surface water system.

It was suggested that the Planning Control Committee agree that the conditions to this item were amended by replacing Condition 15 with the Environment Agency's conditions (above).

The Highway Authority raised no objections to the amended drawing showing a turning area for a refuse freighter, delivery and emergency vehicles.

Letters from the occupiers of 14 Mallard Road and 17 Green Drift were either read out or summarized. A further letter from the occupiers of 17 Green Drift to Members was considered, paragraph by paragraph, by the Planning Officer.

The Officer reminded Committee Members of the recommendation for approval, subject to a Unilateral Undertaking.

The registered speakers – Ms Elizabeth Hale (objector) and Mr John Crawley (applicant's agent) accepted the invitation of the Chairman to make their presentations to the Committee.

The Committee then discussed this planning application at length, and the Vice-Chairman then proposed that the application was refused, and on the Committee's vote, this motion was carried by a majority of Members.

RESOLVED: That application 07/01296/1 be **REFUSED** planning permission for the following reason:

The design and layout of the development, specifically in relation to the proposed properties to the rear of the site, pays inadequate regard to the provisions of Planning Policy Statement 3 – Housing, in particular paragraphs 12, 13, 16 and 48, and to North Hertfordshire District Local Plan No 2 with Alterations, Policy 21 - Landscape and Open Space Pattern in Towns, and Policy 57 - Residential Guidelines and Standards.

- 128. 07/02155/1 - LAND AT 62 GREEN DRIFT, ROYSTON, SG8 5BX. ERECTION OF TWO STOREY DETACHED HOUSE AND INTEGRAL DOUBLE GARAGE AND PROVISION OF DRIVEWAY ACCESS TO MIDDLE DRIFT (SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION GRANTED UNDER REFERENCE 05/01641/1) (AS AMENDED BY DRAWING NO. 6 REV A RECEIVED ON 8 OCTOBER 2007).**

The registered speakers – Dr Alec Oxford (objector) and Mr B J Dickins (applicant's architect) accepted the invitation of the Chairman to make their presentations to the Committee.

The Planning Committee discussed this item and carried the motion to grant planning permission, subject to the addition of another condition (No. 6).

RESOLVED: That application 07/02155/1 be **GRANTED** planning permission subject to an additional condition:

6. The mature hedge to the front of the site shall, save for the creation of the approved access, be maintained in its current condition (as of at 31 August 2007 when the planning application was submitted), and shall not be removed or reduced in height unless with the prior written approval of the Local Planning Authority.

- 129. 07/02205/1HH: 22 KRISTIANSAND WAY, LETCHWORTH GARDEN CITY, SG6 1UE. FIRST FLOOR SIDE EXTENSION (AS AMENDED BY DRAWING NO. 0297 REV B RECEIVED ON 15 OCTOBER 2007).**

The Committee considered the report of the Head of Planning and Building Control in respect of planning application 07/02205/1HH regarding a first floor side extension at 22 Kristiansand Way, Letchworth Garden City.

RESOLVED: That application 07/02205/1HH be **GRANTED** planning permission as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

130. 07/02240/1 - 35A VERULAM ROAD, HITCHIN, SG5 1QE. THREE STOREY BUILDING TO PROVIDE THREE 3-BED TERRACE HOUSES WITH INTEGRAL GARAGES AND PROVISION OF 3 PARKING SPACES FOLLOWING DEMOLITION OF EXISTING BUNGALOW.

The Planning Officer updated the Committee with letters received from Mr Edwards, on behalf of the applicant company.

The registered speaker – Mr L J Edwards (applicant's agent) – accepted the invitation of the Chairman to make a presentation to the Committee.

RESOLVED: That application 07/02240/1 be **GRANTED** planning permission as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

131. 03/00060/1: DANESBURY PARK GOLF CLUB, CODICOTE ROAD, WELWYN. CHANGE OF USE OF GOLF CLUBHOUSE AND EXTENSION OF EXISTING BUILDING TO FORM A 5 BEDROOM DWELLING. NEW ENTRANCE PORCH (AS AMPLIFIED BY LANDSCAPING PLAN RECEIVED 22 OCTOBER 2007).

The Committee considered the report of the Planning Officer and came to the decision that, subject to the completion of a Section 106 Agreement, planning permission be granted for this application.

RESOLVED: That, in the event of the applicants first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 with the North Hertfordshire District Council, Welwyn Hatfield Council and any other relevant parties to secure the cessation of the golf course use and the landscaping of the site in accordance with drawing no. 1018/1 dated April 2007 prepared by Liz Lake Associates, application 03/00060/1 be **GRANTED** planning permission, as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

132. 07/01832/1 - THE LAWNS, HIGH STREET, OFFLEY, SG5 3AN. DEVELOPMENT A: ERECTION OF FIVE 5 BEDROOM DWELLINGS AND NEW ACCESS ROAD. ONE 3 BEDROOM BUNGALOW WITH PARKING AREA ACCESSED OFF WEST LANE. COMMUNAL OPEN SPACE AREA. DEVELOPMENT B: REAR CONSERVATORY AND DOUBLE GARAGE.

The registered speaker – Ms Karen Nolloth (objector) – accepted the invitation of the Chairman to make a presentation to the Committee.

The Committee discussed the pertinent points of this application and decided unanimously to refuse planning permission for the development on this site.

RESOLVED: That application 07/01832/1 be **REFUSED** planning permission for the reasons set out in the report of the Head of Planning and Building Control.

133. PLANNING APPEALS

The Planning Control and Conservation Manager (PCCM) advised the Committee that five appeals had been determined in the period since the last meeting of the Planning Control Committee held on 18 October 2007. The report of the PCCM contained details of one appeal that had been lodged since the last meeting.

RESOLVED: That the report be noted.

134. PLANNING ENFORCEMENT CASELOAD

The Planning Control and Conservation Manager gave details of the latest situation with regard to planning enforcement cases.

RESOLVED: That the report be noted and the actions taken be supported.

The meeting closed at 10.43p.m.

.....
Chairman