

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**Meeting held in the Council Chamber, Council Offices, Gernon Road, Letchworth Garden City
on Thursday, 18 October 2007 at 7.30 p.m.**

MINUTES

PRESENT: *Councillors: Mrs F.R. Hill (Chairman), Mrs A.G. Ashley, D.J. Barnard, Liz Beardwell, David Billing; Tom Brindley (Substitute), Paul Clark, J.M. Cunningham, Melissa Davey, A.F. Hunter, David Levett (substitute), Ian Mantle, M.R.M. Muir, Martin Stears (substitute) and R.L. Shakespeare-Smith.*

IN ATTENDANCE: *Mary Caldwell (Planning Control & Conservation Manager), John Chapman (Area Planning Officer), Katie White (Senior Lawyer), Sue Gow and Nigel Schofield (Committee & Member Services Officers).*

ALSO PRESENT: Four members of the public (including one registered speaker).

100. CHAIRMAN'S ANNOUNCEMENTS

Councillor Fiona Hill advised the Committee that Councillor Jane Gray had tendered her apologies for this meeting and accordingly she would be Chairman for the duration of the meeting.

Councillor Hill confirmed that the agenda was as listed.

101. APOLOGY FOR ABSENCE

Apologies for absence were received from Councillors: Jane Gray (Chairman), Allison Dear and Arthur Jarman.

102. SUBSTITUTION OF MEMBERS

Councillors Tom Brindley, David Levett and Martin Stears having given due notice and in accordance with the agreed procedures of North Hertfordshire District Council confirmed that they would be attending this meeting as substitutes for Councillors Jane Gray, Allison Dear and Arthur Jarman respectively.

103. NOTIFICATION OF OTHER BUSINESS

There was no notification of other business.

104. MINUTES – 20 SEPTEMBER 2007

RESOLVED that the Minutes of the meeting held on 20 September 2007 be approved as a true record of the proceedings and be signed by the Chairman.

105. DECLARATION OF INTERESTS

Agenda Item 6.9 – 07/01443/1 – Plot 1 at 89 Walsworth Road, Hitchin.

Councillor Paul Clark declared a personal interest in that a personal friend had submitted a letter of objection to this application. Councillor Clark advised the Chairman that he would remain in the room for the duration of this item, speak and reserved the right to vote.

106. PUBLIC PARTICIPATION

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

107. 07/02342/1AD – ROUNDABOUTS WITHIN NORTH HERTFORDSHIRE:
1. CONTINUED DISPLAY OF FOUR SPONSORSHIP SIGNS (500MM X 1000MM) ROUNDABOUT PARKWAY/STEVENAGE ROAD, HITCHIN;
 2. CONTINUED DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 700MM) ROUNDABOUT UPPER TILEHOUSE STREET/PARKWAY, HITCHIN;
 3. CONTINUED DISPLAY OF ONE SPONSORSHIP SIGN (300MM X 400MM) ISLAND OPPOSITE B&Q STORE, CAMBRIDGE ROAD, HITCHIN;
 4. CONTINUED DISPLAY OF ONE SPONSORSHIP SIGN (300MM X 400MM) ROUNDABOUT CAMBRIDGE ROAD/ST MICHAELS ROAD, HITCHIN;
 5. CONTINUED DISPLAY OF TWO SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT BEDFORD ROAD/LANCASTER AVENUE, HITCHIN;
 6. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT BANCROFT/NIGHTINGALE ROAD, HITCHIN.

RESOLVED: That application 07/02342/1AD be **GRANTED** advertisement consent as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

108. 07/02343/1AD – ROUNDABOUTS WITHIN NORTH HERTFORDSHIRE:
1. CONTINUED DISPLAY OF THREE SPONSORSHIP SIGNS (300MM X 700MM) ROUNDABOUT LEISURE CENTRE/AVENUE ONE, LETCHWORTH GARDEN CITY;
 2. CONTINUED DISPLAY OF THREE SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT STATION ROAD/NORTON WAY NORTH, LETCHWORTH GARDEN CITY;
 3. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) LONGABOUT, LETCHWORTH GATE, LETCHWORTH GARDEN CITY;
 4. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT STATION ROAD/STATION PLACE, LETCHWORTH GARDEN CITY;
 5. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT BROADWAY/STATION PLACE, LETCHWORTH GARDEN CITY;
 6. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT PIXMORE WAY, LETCHWORTH GARDEN CITY;
 7. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT BALDOCK ROAD/PIXMORE WAY, LETCHWORTH GARDEN CITY;
 8. CONTINUED DISPLAY OF THREE SPONSORSHIP SIGNS (300MM X 700MM) ROUNDABOUT SOUTH ROAD, BALDOCK;
 9. CONTINUED DISPLAY OF THREE SPONSORSHIP SIGNS (300MM X 700MM) ROUNDABOUT LONDON ROAD/SOUTH ROAD, BALDOCK;
 10. CONTINUED DISPLAY OF THREE SPONSORSHIP SIGNS (300MM X 700MM) ROUNDABOUT YEOMANRY DRIVE, BALDOCK.

RESOLVED: That application 07/02343/1AD be **GRANTED** advertisement content as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

109. 07/02345/1AD – ROUNDABOUTS WITHIN NORTH HERTFORDSHIRE:
1. CONTINUED DISPLAY OF THREE SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT OLD NORTH ROAD, ROYSTON;
 2. CONTINUED DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT BURNS ROAD/OLD NORTH ROAD, ROYSTON;
 3. CONTINUED DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT MELBOURN STREET/NEWMARKET ROAD, ROYSTON;
 4. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT MELBOURN ROAD/COOMBELANDS, ROYSTON.

RESOLVED: That application 07/02345/1AD be **GRANTED** advertisement consent as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

110. **07/02346/1AD – ROUNDABOUTS WITHIN NORTH HERTFORDSHIRE:**
1. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT GREAT ASHBY WAY/MENDIP WAY, GREAT ASHBY;
2. DISPLAY OF FOUR SPONSORSHIP SIGNS (300MM X 400MM) ROUNDABOUT GREAT ASHBY WAY/CLEVELAND WAY, GREAT ASHBY.

RESOLVED: That application 07/02346/1AD be **GRANTED** advertisement consent as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

111. **07/00738/1 – NORTH BARN YOUNGLOVES, SOUTHERN GREEN, RUSHDEN, SG9 0SP:**
CHANGE OF USE OF AGRICULTURAL FIELD TO GRAZING OF SHETLAND PONIES/ALPACAS/HORSES AND SINGLE STOREY DETACHED BUILDING TO PROVIDE TWO STABLES AND TACK ROOM.

RESOLVED: That application 07/00738/1 be **GRANTED** planning permission as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

112. **07/01443/1 – PLOT 1, 89 WALSWORTH ROAD, HITCHIN, SG4 9SH:**
3 STOREY DETACHED BUILDING COMPRISING ONE 2 BEDROOM AND TWO 1 BEDROOM FLATS TOGETHER WITH THE PROVISION OF FOUR CAR PARKING SPACES, LANDSCAPING, VEHICULAR ACCESS, ROADWAY AND ANCILLARY WORKS (AS ALTERNATIVE TO THE 4 BEDROOM DETACHED HOUSE GRANTED PLANNING PERMISSION UNDER REF NO 06/02558/1 ON 9 MARCH 2007). (AMENDED PLAN RECEIVED 04.09.07).

The registered speaker – Charlotte Baker declined the invitation of the Chairman to make a presentation to the Committee.

Following the presentation of the report there ensued a debate on the proposed changes to the original planning permission. Some Members expressed a view that the change from planning permission for a 4 bedroom dwelling to a three storey building comprising 3 flats would not satisfy the requirements of PPG3, Paragraph 73 and that the proposal would not improve the character and quality of the area. A view was also expressed that this dwelling would be very different in design to Sanders Place and was therefore incongruous in the street scene.

In response to an enquiry the Planning Control and Conservation Manager (PCCM) confirmed that in all likelihood there would have been an officer's recommendation to grant planning permission for the flats if that had been included in the original application

A view was expressed that Walsworth Road had several types of buildings, old and new and that this proposal would only add to the mix of building character in Walsworth Road. Also, some members considered that this new application was not materially different to the original dwelling and the PCCM confirmed that the footprint remained the same as did the height of the building to that shown on the relevant planning permission.

On being put to the vote there were eleven for the application, four against the application and no abstentions.

RESOLVED: That, subject to the receipt of a signed Unilateral Undertaking from the applicant to provide an adjusted financial contribution towards local infrastructure costs, and subject to the agreement of the Head of Legal and Democratic Services application 07/01443/1 be **GRANTED** planning permission, as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

113. **07/01939/1AD – 23 HIGH STREET, ROYSTON, SG8 9AB: RETENTION OF NON ILLUMINATED FASCIA SIGNAGE (LETTERING AND ‘EAGLE’ LOGO) AND REINSTATEMENT OF ORIGINAL NON ILLUMINATED PROJECTING SIGN (AS AMENDED BY PLANS RECEIVED 26 SEPTEMBER 2007).**

RESOLVED: That application 07/01939/1AD be **GRANTED** advertisement consent as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

114. **07/01940/1LB – 23 HIGH STREET, ROYSTON, SG8 9AB: RETENTION OF NON ILLUMINATED FASCIA SIGNAGE (LETTERING AND ‘EAGLE’ LOGO) (AS AMENDED BY PLANS RECEIVED 26 SEPTEMBER 2007).**

RESOLVED: That application 07/01940/1LB be **GRANTED** listed building consent as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

115. **07/01815/1 - LAND AT AND REAR OF 123, LONDON ROAD, KNEBWORTH: SECTION 73 APPLICATION: VARIATION OF CONDITION 7 OF PLANNING PERMISSION 07/00511/1 (GRANTED 26 JUNE 2007) TO ALLOW WINDOWS TO BE NON-FIXED IN NORTH ELEVATION OF BLOCK C.**

RESOLVED: That application 07/01815/1 be **GRANTED** planning permission as per the conditions and reasons set out in the report of the Head of Planning and Building Control subject to a revised Condition 6 as follows:

- (6) Prior to the occupation of any of the flats in Block C an obscure glass screen shall be erected at first and second floor to the northern side of the balconies serving the flats to the eastern elevation of this block. The screen shall be installed from floor level to a height of 1.8m. Thereafter the balcony screens shall be permanently maintained as installed.

Reason: To protect the residential amenity of dwellings in Watton Road.

116. **07/01985/1 – LAND AT AND REAR OF 123, LONDON ROAD, KNEBWORTH: PLANT HOUSING TO ROOF OF BUILDING C.**

RESOLVED: That application 07/01985/1 be **GRANTED** planning permission as per the conditions and reasons set out in the report of the Head of Planning and Building Control.

117. **PLANNING APPEALS**

The Planning Control and Conservation Manager (PCCM) advised the Committee that no appeals had been determined in the period since the last meeting of the Planning Control Committee held on 20 September 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.

118. PLANNING ENFORCEMENT CASELOAD

The Planning Control and Conservation Manager gave details of the latest situation with regard to planning enforcement cases and updated the Committee on outstanding enforcement notices as presented in the report. In response to enquiries about previous enforcement notices – not included in this report – the PCCM provided an update for various sites.

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

The meeting closed at 8.28 p.m.

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Chairman