

**NORTH HERTFORDSHIRE DISTRICT COUNCIL**

**PLANNING CONTROL COMMITTEE**

**Meeting held in the Council Chamber, Council Offices, Gernon Road, Letchworth Garden City  
on Thursday, 20 September 2007 at 7.30 p.m.**

**MINUTES**

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

**IN ATTENDANCE:** *Mary Caldwell (Planning Control & Conservation Manager), Simon Ellis (Principal Planning Officer), Richard Tiffin (Area Planning Officer), Katie White (Senior Lawyer) and Ian Gourlay (Senior Committee & Member Services Officer).*

**ALSO PRESENT:** Councillor Alan Millard and *approximately 20 members of the public.*

**84. WELCOME AND CHAIRMAN'S ANNOUNCEMENTS**

- (1) The Chairman welcomed those present to the meeting and those who had registered to speak.
- (2) The Chairman announced that Item 6(2) – Application 07/01690/1 – Land at Sports Centre, Whitethorn Lane, Letchworth Garden City: 15.6m high telecommunications column with floodlight attachment to replace existing floodlight, equipment cabin and ancillary works – had been withdrawn by the applicant.
- (3) The Chairman reported that, in relation to the planning application for 16-20 Green Drift, Royston, this application had been originally scheduled for consideration at this meeting, but that the applicant would be submitting a revised application for future determination by the Committee.

**85. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Melissa Davey and Arthur Jarman. Councillor Tom Brindley was substituting for Councillor Davey.

**86. MINUTES – 23 AUGUST 2007**

**RESOLVED:** That the Minutes of the meeting of the Committee held on 23 August 2007 be approved as a true record of the proceedings and be signed by the Chairman.

**87. NOTIFICATION OF OTHER BUSINESS**

There had been no notification of any other business.

**88. DECLARATION OF INTERESTS**

There were no declarations of interest.

**89. PUBLIC PARTICIPATION**

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

90. **07/01369/1 - JOHNSON MATTHEY PLC, ORCHARD ROAD, ROYSTON, SG8 5HE: ERECTION OF NEW PRODUCTION BUILDING INCORPORATING SERVICE LINK TO EXISTING PRODUCTION BUILDING; PROVISION OF 88 PARKING SPACES, REVISED ACCESS FROM BEVERLEY CLOSE AND ALTERATIONS TO INTERNAL ROAD LAYOUT, NEW VENT STACK, ACOUSTIC FENCING AND ADDITIONAL LANDSCAPING AND ANCILLARY WORKS . VARIATIONS TO PLANNING PERMISSION REF: 06/01055/1 DATED 20/10/2006 INCLUDING DELETION OF FIRST FLOOR LINK, CHANGES TO INTERNAL LAYOUT, NEW SWITCH ROOM ON NORTH ELEVATION, ADDITIONAL WINDOWS AND ALTERATIONS TO APPROVED WINDOWS ON EAST ELEVATION, NEW WINDOWS ON SOUTH ELEVATION AND ALTERATIONS TO CAR PARK LAYOUT (RETROSPECTIVE APPLICATION)**

The Planning Control and Conservation Manager presented the report of the Head of Planning and Building Control in respect of this application for planning permission. She stated that the date in Condition 9 of the recommendation to grant planning permission should read "October 2006".

At the Chairman's invitation, Jane Farmer, addressed the Committee making a statement of objection to application 07/01369/1 on environmental grounds, including noise nuisance and pollution. She felt that the proposed acoustic barrier would provide limited protection and that the proposed additional trees would take time to mature. She considered that the proposal would have an adverse effect on the area, and requested that the application be refused planning permission.

Despite the Chairman's invitation, Mr Frank Purser, the applicant's representative, chose to decline his right to speak in support of application 07/01369/1.

Following debate, it was

**RESOLVED:** That application 07/01369/1 be **GRANTED** planning permission, as per the conditions and reasons set out in the report of the Head of Planning and Building Control, and with the amendment to Condition 9 referred to above.

91. **07/01690/1 - LAND AT SPORTS CENTRE, WHITETHORN LANE, LETCHWORTH GARDEN CITY, SG6 2DN: 15.6M HIGH TELECOMMUNICATIONS COLUMN WITH FLOOD LIGHT ATTACHMENT TO REPLACE EXISTING FLOOD LIGHT, EQUIPMENT CABINET AND ANCILLARY WORKS**

APPLICATION WITHDRAWN.

92. **07/01416/1 - LAND AT LONGABOUT OPPOSITE LETCHWORTH GATE SERVICE STATION, LETCHWORTH GATE, LETCHWORTH GARDEN CITY, SG6 2AZ: NEW VEHICULAR ACCESS ONTO LETCHWORTH GATE AND ADDITION OF A GRASS-CONCRETE AREA TO PROVIDE ACCESS TO PROPOSED T-MOBILE SITE**

The Principal Planning Officer presented the report of the Head of Planning and Building Control in respect of this application for planning permission. He referred to the latest comments of the Chief Engineer of Hertfordshire County Council (Highways) contained in the report, which concluded that proposed grass-concrete area would not have an unreasonable impact on the safety and operation of the adjoining highway.

At the Chairman's invitation, Mr J. Armes, addressed the Committee on behalf of his neighbour, and made a statement of objection to application 07/01416/1, on highway safety grounds.

Following debate, it was

**RESOLVED:** That application 07/01416/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Head of Planning and Building Control.

93. **07/01317/1 - LAND OFF CADE CLOSE, LETCHWORTH GARDEN CITY: RESIDENTIAL DEVELOPMENT OF 56 NO. UNITS COMPRISING OF 10 NO. ONE BEDROOM FLATS, 28 NO. TWO BEDROOM FLATS, 9 NO. TWO BEDROOM HOUSES, 9 NO. THREE BEDROOM HOUSES AND ASSOCIATED INFRASTRUCTURE (HOUSING MIX, 25% AFFORDABLE FOR RENT, 50% SHARED EQUITY AND 25% MARKET HOUSING); COMMUNITY CENTRE, CHILDREN'S PLAY AREA AND VEHICULAR ACCESS OFF TALBOT WAY (OUTLINE APPLICATION: SCALE, APPEARANCE AND LANDSCAPING OF THE SITE RESERVED)**

The Principal Planning Officer presented the report of the Head of Planning and Building Control in respect of this application for outline planning permission. He informed the Committee of a further representation from the occupiers of 12 Green Lane, objecting to the development on the grounds of increased traffic movements and car parking on the nearby road network, both during the construction period and afterwards. He advised, however, that the County Council (Highways) had raised no objections to the proposal on highway grounds.

The Principal Planning Officer commented that car parking numbers on site were proposed to be 91 in total (85 residential and 6 community centre), two short of the Council's maximum standard of 93.

In recommending that application 07/01317/1 be granted outline planning permission, the Principal Planning Officer requested that an extra condition be added to control the hours of use of the proposed community centre.

At the Chairman's invitation, Mr Iain West, addressed the Committee and, whilst not opposed to development of the site, made a statement of objection to the traffic and car parking impact of application 07/01317/1.

At the Chairman's invitation, Mr David Ames, the applicant's representative, addressed the Committee in support of application 07/01317/1.

Following a full debate, which included discussion as to whether or not further comments should be obtained from the Highway Authority, it was

**RESOLVED:** That, subject to no objections from Hertfordshire County Council (Archaeological Service) following an archaeological evaluation of the site, and subject to the applicant entering into a Section 106 Obligation with the Council to secure payment of financial contributions towards pitch sport provision; waste collection and recycling; leisure services; child care services; youth services; library services; sustainable transport infrastructure; fire hydrant provision across the site; a delivery/management clause to ensure the function of the community centre; a management and maintenance agreement for the children's play area and amenity spaces; and affordable housing for rent in accordance with need and 50% shared equity/ownership, application 07/01317/1 be **GRANTED** outline planning permission, subject to the conditions and reasons set out in the report of the Head of Planning and Building Control, and with the following additional condition:

21. The Community Centre hereby permitted shall only be in use as a community facility between the hours of 8.00am and 10.00pm on any day.

Reason: To limit the time of activity to reasonable hours, in the interests of local amenity.

94. **07/01813/1 - THE BARN, NORTH ROAD, RADWELL, HERTS: RETENTION OF DETACHED SINGLE STOREY OFFICE BUILDINGS. SINGLE STOREY EXTENSION TO WAREHOUSE AND DETACHED STABLE BUILDING**

The Area Planning Officer presented the report of the Head of Planning and Building Control in respect of this application for planning permission. He reported that the Bedfordshire and River Ivel Drainage Board had expressed concerns regarding storm water disposal in respect of the application, and that consequently he would be recommending an additional condition to safeguard those concerns.

During the debate upon the application, the Committee agreed to two further conditions relating to the submission and implementation of a landscaping scheme.

Following further debate, it was

**RESOLVED:** That application 07/01813/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Head of Planning and Building Control, and with the following three additional conditions:

5. Within 28 days of the date of this decision, full details of the method of dealing with storm water disposal shall be submitted to and approved in writing by the Local Planning Authority. The approved method of storm water disposal shall be implemented within 3 months of the date of the agreed details.

Reason: To ensure the satisfactory disposal of storm water from the site.

6. Within 3 months of the date of this decision a landscaping scheme, specifying species, quantity and location of supplementary planting shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To safeguard the character and visual amenities of rural area.

7. The approved details of landscaping shall be carried out before the end of the next available planting season following the date of this decision and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced during the next planting season with others of similar size and species, unless the Local Planning Authority agrees in writing to vary or dispense with this requirement.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality.

**95. 07/01770/1HH - RUSKIN HOUSE, TAGMORE PARK, TAGMORE GREEN, AL6 9TJ: LINKED SIDE EXTENSION WITH FRONT AND REAR DORMER WINDOWS, TO PROVIDE TRIPLE GARAGE, BEDROOM, UTILITY ROOM, PLAYROOM, BREAKFAST ROOM AND BASEMENT AREA**

The Planning Control and Conservation Manager presented the report of the Head of Planning and Building Control in respect of this application for planning permission. She referred to a further letter of objection received from the occupiers of Magdalene House.

At the Chairman's invitation, Mr Roy Hurley, the applicant's representative, addressed the Committee in support of application 07/01770/1HH.

Following debate, it was

**RESOLVED:** That application 07/01770/1HH be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Head of Planning and Building Control.

**96. 07/01737/1 - KINGSHOTT SCHOOL, STEVENAGE ROAD, ST IPPOLYTS, SG4 7JX: EXTENSION TO MAIN SCHOOL BUILDING FOLLOWING DEMOLITION OF TEMPORARY BUILDINGS**

The Planning Control and Conservation Manager presented the report of the Head of Planning and Building Control in respect of this application for planning permission. She commented that neither St. Ippolyts Parish Council nor the Hertfordshire County Council Forward Planning Unit had raised any objections to the scheme. She had received further letters of objection from the occupiers of 1 and 2 Ashbrook Cottages, on the grounds of the disruption and mess likely to be caused by the proposed building works.

The Planning Control and Conservation Manager advised Members of a letter of support to the application received from the Head Teacher of Kingshott School, and of the suggested additional condition recommended by the Hertfordshire County Council (Highways) regarding the arrangements and timings for delivery and construction vehicles accessing the site during the construction period.

Despite the Chairman's invitation, Jude Ilott, the applicant's representative, chose to decline her right to speak in support of application 07/01737/1.

The Committee supported this additional condition, and added a further condition in respect of the provision of wheel washing facilities for construction and delivery vehicles.

Following debate, it was

**RESOLVED:** That, in the event of the Secretary of State not wishing to call in the application for determination as a Green Belt departure from the Development Plan, application 07/01737/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Head of Planning and Building Control, and with the following additional condition(s):

4. During the construction period, only the access road adjacent to Ashbrook Cottages shall be used by construction and delivery vehicles, and only between the hours of 7.00am and 6.00pm Monday to Friday, and at no time on Saturday, Sunday or Bank Holidays. Furthermore, all construction and delivery vehicles shall be restricted in size to not exceed 4 axle rigid and articulated lorries. During term times no deliveries shall be undertaken between 7.45am – 9.30am and 2.45pm – 4.30pm Monday to Friday. Following the completion of the development hereby approved, the use of the vehicular access and the operation of the gate shall be in accordance with Condition 8 of planning permission no. 02/00873/1.

Reason: In the interests of both pupil and highway safety and the amenities of the occupiers of Ashbrook Cottages.

5. Prior to the commencement of development, details of the method of washing of vehicle wheels exiting the site and the sweeping of the adjacent highway in front of Ashbrook Cottages shall be agreed in writing with the Local Planning Authority. Thereafter the agreed method and details shall be operated at all times during the period of site works.

Reason: In the interests of highway safety and to ensure material is not deposited on the adjacent roads.

**97. 07/01399/1 - 39 LONDON ROAD, HITCHIN, SG4 9EW: CONTINUED USE OF PART GARAGE ATTACHED TO DWELLING HOUSE FOR DOG GROOMING BUSINESS FOR A PERIOD OF 3 YEARS (AS AMENDED BY PLAN RECEIVED 17.07.07)**

The Planning Control and Conservation Manager presented the report of the Head of Planning and Building Control in respect of this application for planning permission. She reported that Hertfordshire County Council (Highways) had no objections to the parking arrangements for the scheme. A further representation had been submitted by the occupiers of 43 London Road, objecting on the grounds of loss of privacy due to the frequent car journeys to the site, and suggesting that a one year grant of permission would be more appropriate.

At the Chairman's invitation, Mrs B.I. Williams addressed the Committee, and made a statement of objection to application 07/01399/1, on the grounds of increased traffic movements, loss of privacy and noise nuisance. Mrs Williams also considered that a one year permission would be acceptable.

At the Chairman's invitation, Linsey Butcher, on behalf of the applicant, addressed the Committee in support of application 07/01399/1.

The Committee acknowledged the comments made by the speakers, but considered that a one year grant of permission would allow sufficient time for the business to re-locate to a more suitable premises.

Following further debate, it was

**RESOLVED:** That, subject to no further representations being received by 24 September 2007 which raise new material planning considerations, application 07/01399/1 be **GRANTED** planning permission, subject to the conditions and reasons set out in the report of the Head of Planning and Building Control, but with the following amended Condition 3:

3. The use hereby permitted shall be discontinued and the floorspace revert to ancillary domestic accommodation on or before 30 September 2008.

Reason: The permission is for a temporary period to protect the residential amenities of the neighbouring properties in future.

**98. PLANNING APPEALS**

The Planning Control and Conservation Manager presented the report of the Head of Planning and Building Control in respect of the latest situation with regard to planning appeals. The report contained details of 2 appeals which had been determined since the last meeting of the Planning Control Committee held on 23 August 2007. The Committee noted that 1 appeal had been lodged since the date of the last meeting.

**RESOLVED:** That the report be noted, and that regard be had to the Inspector's conclusions in respect of the 2 planning appeal decisions.

**99. PLANNING ENFORCEMENT CASELOAD**

The Planning Control and Conservation Manager presented the report of the Head of Planning and Building Control in respect of the latest situation with regard to planning enforcement cases. The Planning Control and Conservation Manager apologised to the Committee that the report had not been properly updated since that last meeting, and advised that she would provide Members with an updated report.

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

The meeting closed at 10.30p.m.

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Chairman