

NORTH HERTFORDSHIRE DISTRICT COUNCIL

CABINET

**Meeting held at the Council Offices, Letchworth Garden City,
on 31 May 2005 at 7.30 p.m.**

PRESENT: *Councillors F.J. Smith (Chairman), Mrs A.G. Ashley, Mrs Tricia Gibbs, T.W. Hone, I.J. Knighton and R.A.C. Thake.*

ALSO PRESENT: *Councillors P. Clark and L. Oliver.*

Mr Jeremy Sharland from DTZ Piedad Consulting.

IN ATTENDANCE: *Chief Executive, Head of Financial Services, Head of Leisure Services, Principal Planning Officer and Senior Committee and Member Services Officer*

17. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors W.M. Davidson and A.D. Young.

18. NOTIFICATION OF OTHER BUSINESS

There were no other items of business submitted to the meeting.

19. DECLARATIONS OF INTEREST

No declarations of interest were made at the meeting.

20. PUBLIC PARTICIPATION

No items were presented under public participation for consideration by Cabinet.

21. CHURCHGATE DEVELOPMENT AREA PLANNING BRIEF – REVISED DRAFT FOR PUBLIC COMMENT

The Strategic Director of Financial and Regulatory Services submitted a report seeking endorsement of a revised Draft Planning Brief for the Churchgate Development Area, Hitchin, for public comment in June 2005. The report also sought agreement to the details for public consultation, which were as set out in the Churchgate Area Project Programme attached at Appendix 4 to the report considered by the Hitchin Committee on 24 May 2005 (Minute 10 refers). A copy of the report and appendices submitted to the Hitchin Committee was appended to the report. Copies of the draft Hitchin Committee Decision and of the notes of the Hitchin Town Centre Working Party meeting held on 25 May 2005 were tabled at the meeting.

Cabinet discussed the report, and a presentation prepared by the Council's consultants, John Thompson and Partners.

RESOLVED:

- (1) That the Churchgate Development Area Planning Brief – Revised Draft, including Option A and Option B, be agreed for public consultation;
- (2) That the public consultation process be agreed as detailed in the Churchgate Project Plan attached as Appendix 4 to the report by the Director of Financial & Regulatory Services, titled 'Churchgate Development Area Planning Brief – Revised Draft for Public Comment', to the Hitchin Committee on 24 May 2005;
- (3) That the Principal Planning Officer, in consultation with the Portfolio Holder for Planning and Transport, be authorised to make minor changes or corrections to the Revised Draft.

REASON FOR DECISIONS: The revised Churchgate Area Planning Brief was one of the key projects to come forward from the adopted Hitchin Town Centre Strategy. The Council was keen to improve this part of Hitchin town centre over the next 5 to 10 years and in doing so was acting on its strategic objectives.

22. EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That under Section 100A (4) of the Local Government Act 1972 the press and public be excluded from the meeting on the grounds that the report involved the likely disclosure of exempt information as defined in paragraphs 8 and 9 of Part 1 of Schedule 12A of the said Act.

23. CHURCHGATE DEVELOPMENT AREA PLANNING BRIEF – REVISED DRAFT: VIABILITY OF DEVELOPMENT OPTIONS

The Strategic Director of Financial and Regulatory Services submitted a report seeking agreement on the viability aspects of the suggested development options for inclusion in the revised Churchgate Development Area Draft Planning Brief to be taken forward for public consultation. A Summary of Churchgate Scenarios and Enhancement Costs was attached to the report at Appendix 1. Cabinet also received a presentation by Jeremy Sharland of DTZ Piedad on the viability of the proposed options for consultation.

RESOLVED: That the viability aspects of the suggested development options, Option A and Option B, be noted and that these options be included in the revised Churchgate Development Area Planning Brief for public comment.

REASON FOR DECISION: The revised Churchgate Area Planning Brief was one of the key projects to come forward from the adopted Hitchin Town Centre Strategy. The Council was keen to improve this part of Hitchin town centre over the next 5 to 10 years and in doing so was acting on its strategic objectives.

The meeting closed at 8.43 p.m.

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Chairman