

HERTFORDSHIRE COUNTY COUNCIL
DEVELOPMENT CONTROL COMMITTEE
THURSDAY 26 MAY 2016

Agenda No.

6

NORTH HERTS DISTRICT COUNCIL

APPLICATION FOR THE VARIATION OF CONDITION 10 (LIMIT OF OPERATIONS CONCERNING IMPORTATION OF MATERIAL) OF PLANNING PERMISSION 1/0993-13 TO REVISE TIME LIMIT FOR IMPORTATION PHASE OF PROJECT UNTIL 23RD JUNE 2015. LETCHWORTH GOLF CLUB LETCHWORTH LANE, LETCHWORTH GARDEN CITY, SG6 3N

Report of the Chief Executive and Director of Environment

Author: Jenny Foster, 01992 556245.

Local Member: Councillor Terry Hone.

Adjoining Member: Councillor Judi Billing

1 Purpose of Report

To consider application reference 1/3017-14 CM0949.

2 Summary

- 2.1 This application sought an extension of time for importation of material to Letchworth Golf Course. This application was previously presented to Development Control Committee on the 20 January 2015 (report attached as appendix 1). The resolution sought to grant planning permission subject to a S106 agreement for £72,500 in respect of road repairs.
- 2.2 The importation and remodelling on the site have now been completed, and play is underway on the course. Final landscaping (planting of trees) will take place in autumn/ winter 2016/2017.
- 2.3 The purpose of this report is to inform of further updates since Development Control Committee in respect of Willian Road/ Queenswood Drive.

3 Conclusion

- 3.1 The report concludes that under S59 of the Highways Act 1988 an agreement be entered into by both parties to seek to recover the costs for Highway repairs to a value of £28,000, and to confirm that subject to the completion of the agreement the agent will withdraw this application.

4 Matters arising since January 2015

- 4.1 The resolution of Committee in 2015 was to grant planning permission for an extension of time to import material to the site, subject to a S106 agreement of £72,500 for highway repairs to both William Road and Queenswood Drive. The original permission reference 1/0993-13 condition number 4 sought quarterly road surveys to be carried out by the agent. The Highway authority also inspected the Highway during the period of importation. The surveys carried out both by the agent and by the Highway authority noted that damage had occurred.
- 4.2 The sum proposed in January 2015 was considered to be an appropriate figure for the recognised damage and in consideration of the request for an additional period for exportation.
- 4.3 Upon scrutiny of the damage by both the Highway Authority and the agent, it was agreed that the sum of money required to repair the highway was in the region of £23,000- £30,000. A breakdown of the repairs to be carried out is given in appendix 2.
- 4.4 This sum is less than half originally sought, and it is asked of Members to note this. The agreement will be completed upon acceptance of the Members of this Committee.
- 4.5 It is confirmed that all importation activity in respect of this application has been completed (final landscaping- tree planting is to be completed in the next available suitable planting season). As importation has been completed, the application becomes potentially obsolete. The agent has confirmed that subject to completion of the legal agreement, they will withdraw the application. The extant permission for the site then falls to reference 1/0680-15.

Conclusions

- 4.6 It is therefore concluded that relevant action be taken under S59 of the Highways Act under planning permission reference 1/0680-15 and that this application be withdrawn following this.

Background information used by the author in compiling this report

January 2015 Development Control Committee report

<https://cmis.hertsdirect.org/hertfordshire/Calendarofcouncilmeetings/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/281/Committee/2/SelectedTab/Documents/Default.aspx>

Highway report

