

NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

**Meeting held in the Council Chamber, District Council Offices, Gernon Road,
Letchworth Garden City
Monday, 11 September 2014 at 7.30p.m.**

EXTRACT FROM DRAFT MINUTES

PRESENT: *Councillors: Fiona Hill (Vice-Chairman), John Booth, Paul Clark, Bill Davidson, Faye S. Frost, John Harris, Ian Mantle, Alan Millard, M.R.M. Muir, Mike Rice, Ray Shakespeare-Smith and Michael Weeks.*

IN ATTENDANCE: *Mary Caldwell (Development and Conservation Manager), Chris Carter (Senior Planning Officer), Marie Searle (Property Solicitor) and Hilary Dineen (Committee and Member Services Officer).*

ALSO PRESENT: *At the commencement of the meeting 14 members of the public, including 2 registered speakers.*

39. 14/02009/ADJ - LAND BETWEEN RAILWAY AND SEWAGE DISPOSAL WORKS, ROYSTON ROAD, MELBOURN. CAMBRIDGE

Solar farm and associated development

NORTH HERTS DISTRICT COUNCIL: ADJACENT AUTHORITY: CONSULTEE ONLY

The Development and Conservation Manager presented report 14/02009/ADJ.

Presentation of the Committee's Views

Members agreed that all views should be included in the Minutes and that the Minutes and the report be taken into account in the determination of the application

Views of Members

Two Members stated that the proposed development was visually intrusive, would not enhance the area, was very close to the main gateway into Royston and that it was in a prominent position that could be viewed from Therfield Heath across the Cambridge Plain, which was an important view which should not be spoiled.

Two Members acknowledged that the proposed development would be visible from Therfield Heath across the Cambridge Plain, but was in a hollow and therefore would have no objection

Two Members stated that solar farms were visibly less intrusive than wind farms.

Three Members were concerned that agricultural land would be utilised for this purpose and felt that the land should remain available for agricultural purposes.

One Member stated that these types of development should not be placed on agricultural land, but on the roofs of factories as they did not enhance the area and, if agreed, may set a precedent for further developments of a similar type.

Others to be consulted

Members agreed that the determining authority should consult with Therfield Parish Council and the Conservators of Therfield Heath as well as Royston Town Council regarding the proposals.

They also agreed that the Hertfordshire Highways Authority should be consulted, prior to determination, specifically regarding vehicle movements onto the A505 during the construction phase.

RESOLVED:

- (1) That North Hertfordshire District Council strongly recommends that the determining authority, in addition to the consultation with Royston Town Council, consult with Therfield Parish Council and the Conservators of Therfield Heath on the proposals;
- (2) That North Hertfordshire District Council recommends that the determining authority consult, prior to the determination of the application, the Hertfordshire Highway Authority specifically in respect of vehicle movements onto the A505 during the construction phase;
- (3) That North Hertfordshire District Council recommends that the Officer's report and the minutes of the Planning Control Committee are taken into account in the determination of the application.