

# Public Document Pack

## NORTH HERTFORDSHIRE DISTRICT COUNCIL

### PLANNING CONTROL COMMITTEE

THURSDAY, 12TH FEBRUARY, 2026

### SUPPLEMENTARY AGENDA

Please find attached supplementary papers relating to the above meeting, as follows:

- | <b>Agenda No</b> | <b>Item</b>  |
|------------------|--|
| 5.               | <p><b><u>25/01094/FP LAND TO THE REAR 34, ARLESEY ROAD, ICKLEFORD, HITCHIN, HERTFORDSHIRE, SG5 3UU (Pages 3 - 4)</u></b></p> <p>REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</p> <p>Erection of nine dwellings including access, parking and landscaping</p>   |
| 6.               | <p><b><u>25/01790/FP LAND KNOWN AS THE ORCHARD, SNAILSWELL LANE, ICKLEFORD, HERTFORDSHIRE, SG5 3TS (Pages 5 - 6)</u></b></p> <p>REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</p> <p>Erection of one self-build dwelling including hard and soft landscaping, parking and creation of vehicular crossover off Snailswell Lane</p> |

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## **25/01094/FP - Land to the Rear of 34 Arlesey Road, Ickleford.**

### Updates:

- A representation from the Conservation Officer has been received in relation to the impacts of the development in relation to the Grade I Listed Church, as part of the site allocation (IC1) – *“I have not identified any harms that would deem this proposal unacceptable in heritage terms.”*
- Hertfordshire Archaeology have advised that no conditions are required as a written scheme of investigation was provided, along with a trial trenching report.
- An extension of time until 19 February is agreed.
- Updated plans were received showing bin stores and air source heat pump locations.
- The Environment Agency have been contacted to discuss the potential discharge of water into a water course, recommended by Anglian Water.
- The application is now recommended with a resolution to grant condition permission subject to the receipt of a no objection or a representation from the Environment Agency, and subject to the existing and any additional conditions proposed.

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## **25/01790/FP - Land Known As The Orchard, Snailswell Lane**

Updates:

- The Lead Local Flood Authority have responded with a condition. The condition read as follows:

**Condition:** Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. Infiltration testing shall be carried out to inform the detailed drainage design; if infiltration is not viable, a detailed drainage strategy based on discharging to the ordinary watercourse south of Snailswell Lane at the greenfield runoff rate shall be submitted to the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

**Reason:** To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Hertfordshire District Council.

**Informative:** If it is proposed to discharge to the ordinary watercourse south of Snailswell Lane, land drainage consent may be required from Hertfordshire County Council Lead Local Flood Authority.

- The agent has agreed to this condition.
- An extension of time until 19 February is agreed.
- The application is recommended to grant condition planning permission subject to the conditions set out, and to the inclusion of the condition recommended by the LLFA.

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