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NORTH HERTFORDSHIRE DISTRICT COUNCIL

PLANNING CONTROL COMMITTEE

THURSDAY, 23RD JULY, 2026

SUPPLEMENTARY AGENDA

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

- | Agenda No | Item |
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| 6. | <u>26/00587/S73 Ickleford Mill, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UN (Pages 3 - 6)</u> |

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Variation of conditions 4, 10,11,14, 16, 17, 18, 19, 31 32, 35 and 37 of outline planning permission 17/01955/1 granted 11.03.2024 for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access).

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| 7. | <u>26/00631/RM Ickleford Mill, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UN (Pages 7 - 10)</u> |
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REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Reserved matters application for appearance, landscaping, layout and scale in relation to erection of 55 dwellings and associated access, car parking, garages, landscaping and open space pursuant to Outline Planning Permission 17/01955/1 (as varied by associated Section 73 Planning Application)(as amended by plans received June 2026).

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<u>Location:</u>	Ickleford Mill Arlesey Road Ickleford Hitchin Hertfordshire SG5 3UN
<u>Applicant:</u>	Hill Residential Limited
<u>Proposal:</u>	Variation of conditions 4, 10,11,14, 16, 17, 18, 19, 31 32, 35 and 37 of outline planning permission 17/01955/1 granted 11.03.2024 for up to 71 dwellings and associated access, car parking, garages, landscaping and open space including demolition and removal of all existing structures, buildings and hardstanding (all matters reserved except means of access)
<u>Ref. No:</u>	26/00587/S73
<u>Officer:</u>	Peter Bull

Addendum to published report

General

Amendment to drawing list:

- Proposed Site Layout 185-PS-103 I

This reflects the most up to date layout as proposed as part of the RM.

Details pursuant to conditions 36 (Bat Roost Licence) and 39 (lighting and ecological improvements) on the original OP have been submitted and are pending consideration. In the event that these matters are considered to be satisfactory, Members are asked to provide delegated powers to the Development and Conservation Manager to update the wording of these conditions as appropriate.

Planning Obligations

For the avoidance of doubt, the amounts listed in the Head of Terms at section 4.3.46 of the published report were based on 71 units. The s106 as agreed as part of the OP, included tables to calculate the final amount depending on the number units that are presented as part of the RM submission. In this case, we know that there will be 55 units proposed on the site. This means that the final amounts will be lower than that set out in the published table. This is normal practice and primarily affects HCC financial contributions relating to education and sustainable transport.

The original S106 agreement included a contribution to a community project at St Katherine's Church. Officers understand that this has been completed. An alternative project has been identified by the local community that comprises solar panels to the village recreation ground building. Whilst there is no requirement for the applicant to broaden how this contribution is spent, it has agreed that the outstanding Deed of Variation to the S106 agreement can be varied to enable this contribution to be put towards another identified community project. Officers would negotiate the final wording of this.

Recommendation

That planning permission be GRANTED subject to the following:

- A) the satisfactory completion of a Deed of Variation to the S106 agreement secured on the original planning permission 17/01955/1 to secure the original Heads of Terms as set out in the original report as amended by this addendum*
- B) providing delegated powers to the Development and Conservation Manager to update conditions with minor amendments as required;*
- C) conditions as originally set out with amendments as set out below*

7. Details of retained trees and protection measures shall be carried out in accordance with Appendices 2 and 3 to the Arboricultural Impact Assessment as submitted under reference 26/01348/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.

8. The development shall be carried out in complete accordance with the Dust Management Plan approved under reference 26/00672/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To minimise environmental impacts and protect the residential amenity of existing residents.

9. the demolition stage of the development shall be carried out in complete accordance with the Demolition Stage Construction Management Plan received, Ickleford Mill logistics plan and Construction Vehicles Swept Paths Analysis (Sheets 1 to 4) drawing number KMC2532_TR05_Construction Vehicles.S.P.A. as approved under reference 26/00671/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of construction vehicles on the highway network and to maintain the amenity of the local area.

11 (a) Prior to first occupation of the development, the proposed system of footways shown on drawing KMC25232/002 shall be provided to connect the new development with the existing bus stops along Arlesey Road as part of the application. The bus stops will need to be complete with easy access kerbs and shelters as appropriate. The exact location and accommodating works will need to be as identified on drawing number KMC25232/002 and agreed in conjunction with appropriate parties. These works shall be secured and undertaken as part of the s278 works.

(b) In addition, and as part of the S278 stage, the applicant shall fund, design and promote a Traffic Regulation Order for a 20mph zone for the section of Arlesey Road between the built up edge of north Hitchin extending to the junction with Turnpike Lane.

Reason: In order to provide safe and suitable pedestrian access to public transport facilities, in line with HCC Local Transport Plan Policy 5.

22. The development shall be carried out in complete accordance with SS25335 - Flood Risk Assessment prepared by Superstructures dated 05/03/2026 together with the Preliminary Drainage Strategy drawing 25355 SUS XX XX DR C 0001 as approved under reference 26/01495/DOC on all correspondence unless otherwise agreed in writing by the local planning authority.

Reason: To prevent environmental and amenity problems arising from flooding.

24. The development shall be carried out in complete accordance with the Structural Inspection Report prepared by Superstructures dated 22/10/2026 as approved under reference 26/01349/DOC unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to retain important details associated with the historic mill use of the site.

25(a). The demolition shall be carried out in complete accordance with the Historic Building Recording and Analysis prepared by Prospect Archaeology dated April 2026 as approved under reference 26/01145/DOC unless otherwise agreed in writing by the local planning authority.

(b) No development (other than demolition phase works up to but not including the removal of any existing hardstanding aprons) shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved Page 41 by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation. (NMA)

Reason: To ensure the protection of heritage assets of archaeological interest.

36. The development shall be carried out in complete accordance with the Pre-Commencement Mammal Survey Version 3.0 by MKA Ecology received 17/07/26 as approved under reference 26/01805/DOC.

Reason: Reason: in the interests of wildlife protection and in accordance with Conservation of Habitats and Species Regulations 2017.

37. No works on any new dwellings shall commence (other than demolition works) until full details of the following have been submitted to and approved in writing by the local planning authority:

- (i) a site wide wildlife-sensitive lighting scheme;
- (ii) hedgehog friendly boundary treatments;
- (iii) the provision of 20 bat boxes.

Thereafter, the development shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing by the local planning authority. (OP)

Reason: In the interests of wildlife and habitat protection and enhancement.

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<u>Ref. No:</u>	26/00631/RM
<u>Officer:</u>	Peter Bull

Addendum to published report

General

Amendments to drawing list:

- Proposed Ground Floor Layout 185-PS-101 - H
- Block Plan 185-PS-102 - A
- Proposed Site Layout 185-PS-103 H
- Propose Material Plan 185-PS-104 H
- Proposed Refuse Plan 185-PS-105 I
- Proposed Parking & Cycle Plan 185-PS-106 I
- Outline Soft Landscape Proposals 25033-GUA-XX-XX-DR-L-2003 P05
- Outline Soft Landscape Proposals 25033-GUA-XX-XX-DR-L-2004 P05
- Boundary Treatment Plan 25033-GUA-XX-XX-DR-L-3001 P09
- Planting Schedule and Outline Specification 25033-GUA-XX-XX-DR-L-4001 P07
- Illustrative Landscape Masterplan 25033-GUA-XX-XX-DR-L-5001 P01
- Preliminary External Levels Strategy 25355-SUS-XX-XX-DR-C-00020 P04
- Preliminary Drainage Strategy 25355-SUS-XX-XX-DR-C-00010 P04
- V.S.P.A. using 10.5m 3-Axle Fire Tender Vehicle 3 KMC25232_TR01 B
- V.S.P.A. using Hertfordshire CC Standard 12.1m RCV 3 KMC25232_TR02 B
- V.S.P.A. using Large Size Car 3 KMC25232_TR03 C
- V.S.P.A. of the Emergency Access using 10.5m 3-Axle Fire Tender Vehicle 3KMC25232_TR04 A

3.0 Representations

Neighbours – it has been brought to the attention of officers that letters sent to neighbouring properties in connection with amended plans and documents received 30th June have not been received by occupiers due to an administrative issue. The letters have been therefore reissued. The revisions made in June are relatively minor in nature and relate to revised arrangements for plot 44 (as set out in published report), some minor changes to planting

along riverside edge and updated tracking drawings to respond to some HCC highways comments. The report as published has considered potential residential amenity impacts arising on existing adjacent properties. Of note are the changes to plot 44 which has a direct relationship with 9 Arlesey Road. The occupier of this property has responded to the reconsultation and has confirmed that the changes are broadly welcome although has asked for clarification relating to the trellis proposed to the party boundary. The applicant has confirmed that a new boundary fence will be provided to this boundary and the trellis will be fixed to this. The existing boundary arrangements would therefore be unaffected and the overall proposals are therefore considered appropriate. Notwithstanding the above, no decision notice will be issued until the expiry of the consultation period (12th August) at which point officers would consider any issues raised by neighbours. In the event that no substantive new issues are raised, the decision notice would be issued in accordance with the resolution. In the event that new substantive issues are raised, the application would be reported back to Members for reconsideration.

Other neighbour comments comprise -

- Broad support for the redevelopment of this brownfield site. However, a request has been made as to whether the pinch point in the road as it passes over the stream could be widened for safety reasons. It would seem like a reasonable highways contribution to seek from the developer, particularly given the increased traffic flow that will result in the immediate area.
- Comments relating to the 2.5 storey semi-detached houses for plots 42 and 43 being inappropriate and contrary to the Neighbourhood Plan are reiterated.

Key Issues

Cycle parking - the OP cycle parking condition only extends to individual plots and not site wide visitor parking in communal areas of the site. Visitor parking currently extends to one Sheffield stand. This is considered insufficient given the on site amenity provision – open space, play areas and riverside setting. A condition is proposed to deal with this matter and has been agreed by the applicant.

Residential amenity - the report sets out the revisions to plot 44 which seek to ensure the privacy and amenity of the adjacent property is protected. To ensure this is the case in perpetuity, permitted development rights should be withdrawn to enable any future changes to this plot to be subject to planning permission. A condition is recommended to deal with this matter and has been agreed by the applicant.

Boundary treatments - the landscape plan provided does not provide details of some gates adjacent to the apartment building. Details of these can be secured by condition and this has been agreed by the applicant.

Widening of bridge – the proposals have been considered by HCC Highways and as are considered to be safe and satisfactory. No further changes are therefore justified.

Height of plots 42 and 43 – an explanation and justification for the height of dwellings is set out in the officer report at 4.3.35. In the circumstance, no additional officer comments are made.

Recommendation

That reserved matters be APPROVED subject to the following:

A) the approval of the associated S73 application;

B) the applicant agreeing to extend the statutory period in order to allow time for the Deed of Variation to be completed for the associated S73 application which this RM approval will be pursuant to and to enable the decision notice to be issued; and

C) providing delegated powers to the Development and Conservation Manager to update conditions and informatives with minor amendments as required; and

D) providing no substantive new issues are raised during the reconsultation process which expires 12th August. In the instance where new issues are raised, the matter would be referred back to Members for reconsideration; and

E) conditions and informatives as set out in the original report as amended by this addendum to include additional conditions set out below:

5. Prior to the first occupation of any dwellings hereby permitted, a Scheme of additional site wide visitor cycle parking facilities shall be submitted to and approved in writing by the local planning authority. The Scheme shall include a programme for the installation of the additional cycle parking facilities.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of and visitors to the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with the adopted NHC Design Code and with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C, E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out within plot 44 without first obtaining a specific planning permission from the Local Planning Authority.

Reason: to ensure that the residential amenity of the adjacent properties are maintained in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan.

7. Prior to the first occupation of any dwellings hereby permitted, full details of gates and fences not annotated on landscape drawings shall be submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: to ensure a satisfactory appearance to the development and for the avoidance of doubt in accordance with Policy D1 of the North Hertfordshire Local Plan.

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