

5 January 2018

Our Ref Planning17.01.17
Your Ref.
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To: Members of the Committee: Councillor David Barnard, Councillor Fiona Hill, Councillor John Bishop, Councillor John Booth, Councillor Paul Clark, Councillor Bill Davidson, Councillor Jean Green, Councillor Cathryn Henry, Councillor Tony Hunter, Councillor Ian Mantle, Councillor Michael Muir, Councillor Mike Rice, Councillor Adrian Smith, Councillor Harry Spencer-Smith and Councillor Martin Stears-Handscomb

Substitutes: Councillors Councillor Elizabeth Dennis, Councillor Sarah Dingley, Councillor Faye S Frost, Councillor Gary Grindal, Councillor Simon Harwood, Councillor Ben Lewis, Councillor Valentine Shanley and Councillor Terry Tyler

You are invited to attend a

MEETING OF THE PLANNING CONTROL COMMITTEE

to be held in the

SPIRELLA BALLROOM, ICKNIELD WAY, LETCHWORTH GARDEN CITY

On

WEDNESDAY, 17 JANUARY, 2018 AT 7.30 PM

Yours sincerely,



David Miley
Democratic Services Manager

Agenda **Part I**

| Item | Page |
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| 1. APOLOGIES FOR ABSENCE | |
| 2. MINUTES - 14 DECEMBER 2017 To take as read and approve as a true record the minutes of the meeting of this Committee held on the 14 December 2017. | (Pages 1 - 18) |
| 3. NOTIFICATION OF OTHER BUSINESS Members should notify the Chairman of other business which they wish to be discussed by the Committee at the end of the business set out in the agenda. They must state the circumstances which they consider justify the business being considered as a matter of urgency. The Chairman will decide whether any item(s) raised will be considered. | |
| 4. CHAIRMAN'S ANNOUNCEMENTS Members are reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chairman of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest which requires they leave the room under Paragraph 7.4 of the Code of Conduct, can speak on the item, but must leave the room before the debate and vote. | |
| 5. PUBLIC PARTICIPATION To receive petitions and presentations from members of the public. | |
| 6. 16/00378/1 - LAND WEST OF ROYSTON & NORTH OF BALDOCK ROAD, ROYSTON, SG8 9NT REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Outline planning application (all matters reserved except for access) for residential development of up to 279 dwellings and serviced land for a primary school with vehicular access; on-site 'Green Infrastructure' provision; pedestrian and cycle links; public open space; play area; car parking; drainage; landscaping; electrical sub-station and, ancillary works (as amended by plans and documents received on 8.7.2016; 24.10.16; 10.02.17 and 18.09.2017). | (Pages 19 - 44) |

7. **17/02470/1 - LAND ACROSS VERGES AT, ROYSTON BYPASS, ROYSTON** (Pages 45 - 58)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- New roundabout and access from the A505 to serve residential development vehicular access point from Holwell Road. All matters reserved except for means of access.
8. **17/02482/1 - 2 GARDEN LANE, ROYSTON, SG8 9EH** (Pages 59 - 68)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Three storey residential development comprising of 8 x 2 bed flats with associated parking and bin store following demolition of existing dwelling and garage.
9. **17/01807/1 - LAND ADJACENT TO TOWNSEND HOUSE, 24 LUCAS LANE, ASHWELL, BALDOCK, SG7 5LN** (Pages 69 - 82)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of 4 x 3 bed dwellings with creation of new vehicular access off of Lucas Lane (amended by plans received 26/10/2017).
10. **17/02628/1 - ICKLEFORD MANOR, TURNPIKE LANE, ICKLEFORD, HITCHIN, SG5 3XE** (Pages 83 - 90)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Reserved Matters application for the approval of the external appearance of outline application 16/02012/1 granted 31/07/2017 for the development of 19 residential dwellings together with associated vehicular access and parking following demolition of existing commercial buildings
11. **17/02466/1 - GLYFADA, GOSMORE ROAD, HITCHIN, SG4 9BE** (Pages 91 - 106)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of 6 detached five bed dwellings including creation of new vehicular access off of Hitchin Road following demolition of existing dwelling.
12. **17/02025/1 - NODE PARK, HITCHIN ROAD, CODICOTE** (Pages 107 - 120)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Demolition of partially constructed dwelling and associated garage and erection of 2 dwellings with associated access, parking, gardens and partial rebuilding of existing garden wall.
13. **PLANNING APPEALS** (Pages 121 - 150)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER