

2 December 2022

Our Ref Planning Control Committee/15 December
2022
Contact. Committee Services
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To: Members of the Committee: Val Bryant (Chair), Tom Tyson (Vice-Chair), Alistair Willoughby, Daniel Allen, David Levett, Ian Moody, Morgan Derbyshire, Sean Nolan, Simon Bloxham, Terry Tyler, Tony Hunter and Phil Weeder

Substitutes: Councillors Adam Compton, Amy Allen, Carol Stanier, George Davies, Michael Muir, Nigel Mason and Steve Jarvis

NOTICE IS HEREBY GIVEN OF A

MEETING OF THE PLANNING CONTROL COMMITTEE

to be held in the

**COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES,
LETCHWORTH GARDEN CITY**

On

THURSDAY, 15TH DECEMBER, 2022 AT 7.30 PM

Yours sincerely,

Jeanette Thompson
Service Director – Legal and Community

****MEMBERS PLEASE ENSURE THAT YOU DOWNLOAD ALL AGENDAS AND REPORTS VIA THE MOD.GOV APPLICATION ON YOUR TABLET BEFORE ATTENDING THE MEETING****

Agenda **Part I**

Item		Page
1. APOLOGIES FOR ABSENCE	Members are required to notify any substitutions by midday on the day of the meeting. Late substitutions will not be accepted and Members attending as a substitute without having given the due notice will not be able to take part in the meeting.	
2. MINUTES - 17 NOVEMBER 2022	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 17 November 2022.	(Pages 5 - 26)
3. NOTIFICATION OF OTHER BUSINESS	Members should notify the Chair of other business which they wish to be discussed at the end of either Part I or Part II 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 Chair will decide whether any item(s) raised will be considered.	
4. CHAIR'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 Chair 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, wishing to exercise a 'Councillor Speaking Right', must declare this at the same time as the interest, move to the public area before speaking to the item and then must leave the room before the debate and vote.	
5. PUBLIC PARTICIPATION	To receive petitions, comments and questions from the public.	

6. **19/01448/FP FORMER WYEVALE CODICOTE GARDEN CENTRE, HIGH STREET, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8XA** (Pages 27 - 92)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Residential development of 66 dwellings and associated new local open space, access and associated works (as amended by plans and documents received 23rd December 2021, 25th January 2022, 8th & 15th July 2022, 18th August, 26th September and 3rd & 10th November 2022).
7. **22/02450/S73 ODYSSEY HEALTH CLUB , OLD KNEBORTH LANE, KNEBORTH, HERTFORDSHIRE, SG2 8DU** (Pages 93 - 108)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Variation of condition 2 (revised plans) and condition 17 (access arrangements) of planning permission 19/01244/FP granted 04/11/2020 for Redevelopment of the site to provide 86 dwellings (12 x 2 bedroom houses, 12 x 3 bedroom houses, 18 x 4 bedroom houses, 25 x one bedroom apartments, and 19 x 2 bedroom apartments), associated landscaping, car-parking, the provision of a large new public open space and the creation of a new vehicular access off the B197 Stevenage Road following demolition of the former indoor bowling building and several ancillary buildings. Rearrangement of the existing car parking provision for existing Odyssey Health and Racquet Club to provide 141 car parking spaces and alterations to existing vehicular access to Odyssey Health Club from Old Knebworth Lane.
8. **17/01955/1 ICKLEFORD MILL, ARLESEY ROAD, ICKLEFORD** (Pages 109 - 152)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Outline Planning application 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). - Planning update note available to view
9. **22/01229/FP LAND ADJACENT TO RED BRICK COTTAGE, THE STREET, KELSHALL, ROYSTON, HERTFORDSHIRE, SG8 9SQ** (Pages 153 - 172)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of one detached 4-bed dwelling including new vehicular access, garage, parking and landscaping (as amended by plans received 9th August 2022).
10. **TPO/00203 (2022) CHURCH OF ST PETER, PIRTON ROAD,HOLWELL, HITCHIN, HERTFORDSHIRE,SG5 3SR** (Pages 173 - 178)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER