

27 January 2023

Our Ref Planning Control Committee/9 February  
2023  
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,  
LETCWORTH GARDEN CITY**

On

**THURSDAY, 9TH FEBRUARY, 2023 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**

<b>Item</b>		<b>Page</b>
<b>1. APOLOGIES FOR ABSENCE</b>	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.	
<b>2. MINUTES - 1 DECEMBER 2022, 15 DECEMBER 2022</b>	To take as read and approve as a true record the minutes of the meetings of the Committee held on the 1 December 2022 and 15 December 2022.	(Pages 5 - 32)
<b>3. NOTIFICATION OF OTHER BUSINESS</b>	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.	
<b>4. CHAIR'S ANNOUNCEMENTS</b>	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.	
<b>5. PUBLIC PARTICIPATION</b>	To receive petitions, comments and questions from the public.	
<b>6. 22/01464/OP LAND BETWEEN CROFT LANE NORTON ROAD, AND CASHIO LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</b>	Outline planning application for residential development (all matters reserved)	(Pages 33 - 78)

7. **22/01810/FP LAND ADJACENT TO UNIT 3 ON THE WEST SIDE OF, CALDWELL LANE, HITCHIN, HERTFORDSHIRE SG4 0SA** (Pages 79 - 98)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Use of land for the siting of 20 No. steel shipping containers for long-term self-storage (Use Class B8) with associated palisade security fencing, vehicular access gates, external lighting, CCTV and hard surface.
8. **21/03533/FP LAND WEST OF TUTHILL HOUSE, KELSHALL TOPS, THERFIELD, HERTFORDSHIRE** (Pages 99 - 174)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of three detached dwellings (1 x 4-bed, 1 x 5-bed and 1 x 6-bed) with associated infrastructure and landscaping.
9. **PLANNING APPEALS** (Pages 175 - 186)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER.