

1 September 2023

Our Ref Planning Control Committee 14
September 2023
Contact. Committee Services
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To: Members of the Committee: Councillors Val Bryant (Chair), Tom Tyson (Vice Chair), Daniel Allen, Simon Bloxham, Mick Debenham, David Levett, Nigel Mason, Ian Moody, Sean Nolan, Louise Peace, Terry Tyler and Phil Weeder

Substitutes: Councillors David Barnard, Cathy Brownjohn, Sam Collins, Steve Jarvis, Ian Mantle, Michael Muir and Dave Winstanley

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, 14TH SEPTEMBER, 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**

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 - 6 JULY 2023, 11 JULY 2023 AND 27 JULY 2023	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 6 July 2023, 11 July 2023 and 27 July 2023.	(Pages 5 - 28)
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. 23/00666/FP DIXIES MEADOW, HIGH STREET, ASHWELL, HERTFORDSHIRE, SG7 5NS	REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER. Erection of 12 dwellings with associated hard and soft landscaping, creation of vehicular access, public open space and children's play area.	(Pages 29 - 68)

7. **22/00741/FP LAND WEST OF ASHWELL ROAD, BYGRAVE, HERTFORDSHIRE, SG7 5EB** (Pages 69 - 148)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER.
 Ground mounted solar photovoltaic (PV) farm including battery energy storage; continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works (as amended).
8. **22/03092/FP LAND TO THE EAST OF FOXHOLES AND GAINSFORD HOUSE AND ON THE WEST SIDE OF CROW FURLONG, HITCHIN, HERTFORDSHIRE** (Pages 149 - 194)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
 Residential development of 47 dwellings and associated car parking, open space, landscaping and creation of access off Grays Lane (as amended by plans received 12.05.2023).
9. **20/02412/FP LAND BETWEEN 53 AND 81 AND LAND REAR OF 7-53 WATERDELL LANE, ST IPPOLYTS, HERTFORDSHIRE** (Pages 195 - 240)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER.
 Erection of 52 dwellings including open space, landscaping, local area for play, and associated highway works (as amended by plans received 09/03/23).
10. **23/00549/OP BELL FARM INDUSTRIAL PARK, BELL LANE, NUTHAMPSTEAD, SG8 8ND** (Pages 241 - 258)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER.
 Erection of 9 dwellings with access following demolition of industrial buildings (all matters reserved except for access) as amended by details received 7 June 2023.
11. **APPEALS REPORT** (Pages 259 - 276)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER.