

29 September 2023

Our Ref Planning Control Committee 12 October
2023
Contact. Committee Services
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To: Members of the Committee: Val Bryant, Tom Tyson, 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, 12TH OCTOBER, 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 - 14 SEPTEMBER 2023	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 14 September 2023.	(Pages 5 - 20)
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. 18/01154/OP LAND NORTH OF HIGHOVER FARM TO STOTFOLD ROAD, HIGHOVER WAY, HITCHIN, HERTFORDSHIRE REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER	Outline application with all matters reserved other than access, comprising residential led development of up to 700 dwellings of use class C3 (dwellings), approximately 500 sqm of neighbourhood-level facilities, a new	(Pages 21 - 144)

2FE primary school, open space, play space, green infrastructure, and associated accesses (vehicular, pedestrian and cycle), including a new primary access off Stotfold Road with limited access off High Dane (as amended by plans and documents received 6th, 13th and 29th January 2020, 4th, and 20th February 2020, 8th September 2020 and 17th, 20th and 21st December 2021 and 24th January 2023 and 21 August 2023).

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| 7. | 22/00303/FP LAND FOR FOOTPATH BETWEEN THE GREENWAY AND STOTFOLD ROAD, HITCHIN, HERTFORDSHIRE
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER. | (Pages
145 -
152) |
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Creation of footpath/cycleway between Stotfold Road, Hitchin and The Green Way, Letchworth Garden City

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| 8. | 22/03092/FP LAND TO THE EAST OF FOXHOLES AND GAINSFORD HOUSE AND ON THE WEST SIDE OF, CROW FURLONG, HITCHIN, HERTFORDSHIRE
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER | (Pages
153 -
200) |
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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)

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| 9. | 23/01198/FP 55 HARKNESS COURT, FRANKLIN GARDENS, HITCHIN, HERTFORDSHIRE, SG4 0BS
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER | (Pages
201 -
208) |
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Excavation of front grassed area and formation hardstanding and associated works to facilitate two parking spaces

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| 10. | TPO/00208 (2023) 4 COACH DRIVE, HITCHIN, HERTFORDSHIRE
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER | (Pages
209 -
214) |
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Confirmation of Tree Preservation Order TPO/00208 (2023) – 1x Common Beech (*Fagus sylvatica*), 4 Coach Drive, Hitchin, Herts.