

17 November 2023

Our Ref Planning Control Committee 30 November
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, 30TH NOVEMBER, 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 - 26 OCTOBER 2023	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 26 October 2023.	(Pages 5 - 8)
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. 22/02871/FP LAND ON THE WEST SIDE OF, LOWER ROAD, BREACHWOOD GREEN, HERTFORDSHIRE, SG4 8NS REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER	Erection of six dwellings comprising of two pairs of semi-detached dwellings (2 x 2-bed and 2 x 3-bed) and two detached 3-bed dwellings with detached double garages (plots 3 and 4) including parking, landscaping and creation of vehicular access off Lower Road.	(Pages 9 - 22)

7. **23/00334/FP BARN ADJACENT TO CHURCH FARM, WEST STREET, LILLEY, HERTFORDSHIRE, LU2 8LH** (Pages 23 - 36)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Change of use and conversion of barn to provide one 4-bed dwelling including two front extensions and one rear extension, hip to gable roof extension, alterations to openings, and installation of solar panels (amended by plans received on 29/06/23 and 30/06/23).
8. **23/01029/FP COCKERNHOE FARM, LUTON ROAD, COCKERNHOE, LUTON, HERTFORDSHIRE, LU2 8PY** (Pages 37 - 50)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Conversion of existing brick barn and stable buildings to 4 No. dwellings and erection of 4 No. dwellings and garages following demolition of 2 No. modern barns.
9. **23/01420/FP NEWSSELLS PARK WINERY, WHITELEY HILL, BARKWAY, ROYSTON, HERTFORDSHIRE, SG8 8DY** (Pages 51 - 76)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Proposed winery production, processing and storage facility including hospitality functions, service apron, car park, access road, wetland waste treatment solution and landscaping.
10. **23/02040/FPH 181 WESTON WAY, BALDOCK, HERTFORDSHIRE, SG7 6JG** (Pages 77 - 84)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of detached garage/store.
11. **PLANNING APPEALS** (Pages 85 - 92)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER