

4 April 2025

Our Ref Planning Control Committee 15 April 2025  
Contact. Committee Services  
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To: Members of the Committee: Councillors Elizabeth Dennis (Chair), Nigel Mason (Vice-Chair), Amy Allen, Sadie Billing, Ruth Brown, Emma Fernandes, Ian Mantle, Bryony May, Caroline McDonnell, Louise Peace, Tom Tyson and Martin Prescott

Substitutes: Councillors Val Bryant, Jon Clayden, Mick Debenham, Joe Graziano, Keith Hoskins, Steve Jarvis, Sean Nolan and Michael Muir

**NOTICE IS HEREBY GIVEN OF A**

**MEETING OF THE PLANNING CONTROL COMMITTEE**

to be held in the

**COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES, GERNON  
ROAD, LETCHWORTH GARDEN CITY, SG6 3JF**

On

**TUESDAY, 15TH APRIL, 2025 AT 7.00 PM**

Yours sincerely,

Jeanette Thompson  
Director – Governance

**\*\*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 - 20 MARCH 2025</b>	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 20 March 2025.	(Pages 5 - 10)
<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. 24/02624/RM LAND AT, HEATH ROAD, BREACHWOOD GREEN, HERTFORDSHIRE, SG4 8PL REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</b>	Reserved Matters application for approval of appearance, landscaping, layout and scale for outline application 22/02942/OP granted 18.09.2024 for 10 dwellings.	(Pages 11 - 22)

7. **23/00407/FP NODE COURT, DRIVERS END, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8TR** (Pages 23 - 54)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Conversion of Node Court to 8 no. dwellings. Conversion of Midden building to residential and the erection of 6 no. terraced dwelling-houses as development to facilitate the restoration of Node Court together with associated car parking, landscaping, boundary treatment and ancillary works (Amended Plans received 30 August 2024).

8. **23/00408/LBC NODE COURT, DRIVERS END, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8TR** (Pages 55 - 62)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

External and internal alterations to facilitate the restoration and conversion of Node Court to provide 8 no. dwellings and to provide 1 no. dwelling at the Midden as amended by plan received on 4 December 2024.

9. **APPEALS** (Pages 63 - 70)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

To update Members on appeals lodged and any decisions made.