

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber, District Council
Offices, Gernon Road, Letchworth Garden City, SG6 3JF
on Tuesday, 15th April, 2025 at 7.00 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Sadie Billing, Emma Fernandes, Nigel Mason and Caroline McDonnell.

Having given due notice, Councillor Val Bryant substituted for Councillor Billing, Councillor Mick Debenham substituted for Councillor Mason and Councillor Jon Clayden substituted for Councillor McDonnell.

2 MINUTES - 20 MARCH 2025

RESOLVED: That the Minutes of the Meeting of the Committee held on 20 March, as amended, be approved as a true record of the proceedings and be signed by the Chair.

3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

4 CHAIR'S ANNOUNCEMENTS

(1) The Chair advised that, in accordance with Council Policy, the meeting would be recorded.

(2) The Chair drew attention to the item on the agenda front pages regarding Declarations of Interest and reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question.

(3) The Chair advised that Section 4.8.23(a) of the Constitution applied to the meeting.

5 PUBLIC PARTICIPATION

There was no public participation at this meeting.

6 24/02624/RM LAND AT, HEATH ROAD, BREACHWOOD GREEN, HERTFORDSHIRE, SG4 8PL

RESOLVED: That Application 24/02624/RM be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager, with the additional Condition 5, as follows:

'Condition 5:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Class B of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out without first obtaining a specific planning permission from the Local Planning Authority.

Reason: Given the nature of this development, the Local Planning Authority considers that development which would normally be "permitted development" should be retained within planning control in the interests of the character and amenities of the area and to comply with Policy D1 of the North Hertfordshire Local Plan 2011 to 2031.'

7 23/00407/FP NODE COURT, DRIVERS END, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8TR

RESOLVED: That Application 23/00407/FP be **GRANTED** planning permission subject to the resolution of negotiation of a S106 or legal agreement which secures the heritage benefits, which will be negotiated post-resolution; and Conditions and Informative as set out in the report of the Development and Conservation Manager, with added condition as may be required in association with the S106 or legal agreement, and the following additional Condition 25, as follows:

'Condition 25:

Prior to Occupation, vehicle to vehicle visibility splays of 2.4 metres by 25 metres to the both directions shall be provided and permanently maintained. Within which, there shall be no obstruction to visibility between 600 mm and 2.0 metres above the carriageway level. These measurements shall be taken from the intersection of the centre line of the permitted access with the edge of the carriageway of the highway respectively into the application site and from the intersection point along the edge of the carriageway.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018).'

8 23/00408/LBC NODE COURT, DRIVERS END, CODICOTE, HITCHIN, HERTFORDSHIRE, SG4 8TR

RESOLVED: That Application 23/00408/LBC be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager, with amendments to Conditions 2 and 3, as follows:

'Condition 2:

*Node Court **together with The Midden** shall be re-thatched using Norfolk Reed with wheat straw ridges and not combed wheat reed unless otherwise agreed and approved in writing by the Local Planning Authority.*

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.

Condition 3:

*Prior to the occupation of any units, the thatched walkway linking **Node Court** with The Midden shall be refurbished and confirmation of the completed works shall be submitted in writing to the Local Planning Authority.*

Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the North Hertfordshire Local Plan 2011 - 2031.'

9 APPEALS

The Principal Planning Officer provided an update on Planning Appeals.