

5 June 2024

Our Ref Planning Control Committee 13 June 2024
Contact. Committee Services
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To: Members of the Committee: Councillors Elizabeth Dennis (Chair), Nigel Mason (Vice-Chair), Sadie Billing, Ruth Brown, Emma Fernandes, Bryony May, Caroline McDonnell, Michael Muir, Louise Peace and Tom Tyson

Substitutes: Councillors Val Bryant, Joe Graziano, Keith Hoskins, Steve Jarvis and Martin Prescott

NOTICE IS HEREBY GIVEN OF A

MEETING OF THE PLANNING CONTROL COMMITTEE

to be held in the

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

On

THURSDAY, 13TH JUNE, 2024 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 - 21 MARCH AND 11 APRIL 2024	To take as read and approve as a true record the minutes of the meetings of the Committee held on the 21 March and 11 April 2024.	(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. 23/00563/FP LAND ON THE SOUTH OF, OUGHTONHEAD LANE, HITCHIN, HERTFORDSHIRE, SG5 2NA REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER	Lower innings, associated interbal road, parking, landscaping, amenity space and open space.	(Pages 29 - 82)

7. **23/00743/RM - LAND ADJACENT TO OAKLEA AND SOUTH OF, COWARDS LANE, CODICOTE, HERTFORDSHIRE, SG4 8UN** (Pages 83 - 146)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Reserved Matters application for approval of the details of the appearance, landscaping, layout and scale of the development for 80 dwellings including streets, car parking, open space and associated works (pursuant to outline application 17/01464/1 granted 02.11.2022) (as amended by plans and documents received 30th October, 29th November, 20th and 22nd December 2023 and 4th January, 7th February, 7th March and 18th April 2024).
8. **22/00741/FP - LAND WEST OF ASHWELL ROAD, BYGRAVE, HERTFORDSHIRE, SG7 5EB** (Pages 147 - 280)
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).
9. **23/01749/FPH 45 WEST STREET, LILLEY, LUTON, HERTFORDSHIRE, LU2 8LN** (Pages 281 - 298)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Two storey side extension and single storey rear extension. Insertion of rooflights to existing outbuilding and erection of detached single garage following demolition of existing garage.
10. **23/01750/LBC 45 WEST STREET, LILLEY, LUTON, HERTFORDSHIRE, LU2 8LN** (Pages 299 - 312)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Two storey side extension and single storey rear extension. Insertion of rooflights to existing outbuilding and erection of detached single garage following demolition of existing garage.
11. **22/01687/FP - LAND ON THE NORTH SIDE OF, PIRTON ROAD, HOLWELL, HERTFORDSHIRE, SG5 3SN** (Pages 313 - 338)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of six dwellings with associated access, landscaping and parking (as amended by plans received 06/02/24 and 15/02/24).
12. **APPEALS** (Pages 339 - 356)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER