

23 August 2024

Our Ref Planning Control Committee 5 September  
2024  
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, Michael Muir, Louise Peace and Tom Tyson

Substitutes: Councillors Val Bryant, Jon Clayden, Mick Debenham, Joe Graziano, Keith Hoskins, Steve Jarvis, Sean Nolan 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, 5TH SEPTEMBER, 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**

<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 - 18 JULY 2024 AND 25 JULY 2024</b>	To take as read and approve as a true record the minutes of the meetings of the Committee held on the 18 July 2024 and 25 July 2024.	(Pages 5 - 30)
<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. 23/01492/FP WESTBOURNE RESIDENTIAL CARE HOME, 9 BEDFORD ROAD, HITCHIN, HERTFORDSHIRE, SG5 2TP</b> <b>REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</b>	Change of use of care home to 16 residential apartments (C3 use), with roof extension to comprise increased ridge height, dormer windows and rooflights, with internal and external alterations.	(Pages 31 - 48)

7. **24/00103/FP COUNTRY BOARDING FOR CATS AND DOGS, GANNOCK LANE, SLIP END, BALDOCK, HERTFORDSHIRE, SG7 6NL** (Pages 49 - 68)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of six 3-bed bungalows with associated parking and landscaping following the demolition of the existing buildings. Conversion of reception building into one residential 3-bed dwelling with associated parking.
8. **24/00796/FP THE BULL, HIGH STREET, GOSMORE, HITCHIN, HERTFORDSHIRE, SG4 7QG** (Pages 69 - 80)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Change of use of the public house (Sui Generis) to residential (Class C3) comprising 1x four-bed dwelling and associated landscaping, Erection of carport/storage.
9. **24/00751/FP THE BULL, HIGH STREET, GOSMORE, HITCHIN, HERTFORDSHIRE, SG4 7QG** (Pages 81 - 88)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Temporary planning permission for a period of 12 months for the continued use of the first floor as residential accommodation.
10. **24/00725/LBC THE BULL, HIGH STREET, GOSMORE, HITCHIN, HERTFORDSHIRE, SG4 7QG** (Pages 89 - 94)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Internal and external alterations to facilitate change of use of the public house (Sui Generis) to residential (Class C3) comprising 1x four-bed dwelling.
11. **23/02706/FP LAND WEST OF, AVENUE ONE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 2WW** (Pages 95 - 116)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of headquarters building for Wheatley Group Developments Ltd including workshop, storage facilities, associated car parking and landscaping.
12. **24/01285/S73 LAND NORTH OF 68, LONDON ROAD, BALDOCK, HERTFORDSHIRE, SG7 6JL** (Pages 117 - 130)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Variation of Condition 2 of planning permission 20/02507/FP granted on 04/07/2022 (for the erection of 24 dwellings including extended access from Knights Templar Court and all associated works following demolition of existing dwelling and outbuilding). Revised site plan for the provision of garages to plots 21 & 22.
13. **APPEALS** (Pages 131 - 144)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- To update Members on appeals lodged and any decisions made.