

3 January 2024

Our Ref Planning Control Committee 16 January
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, GERON
ROAD, LETCHWORTH GARDEN CITY, SG6 3JF**

On

THURSDAY, 16TH JANUARY, 2025 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 NOVEMBER, 3 DECEMBER 2024	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 21 November and 3 December 2024.	(Pages 5 - 24)
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. 23/02838/FP WRIGHTS FARM, SHILLINGTON ROAD, PIRTON, HITCHIN, HERTS, SG5 3QJ	REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Erection of 2 x 3-bed dwellings with detached single garages, 2 x 2-bed bungalows and conversion of Listed Barn into 1 x 4-bed dwelling with triple detached garage following demolition of existing farm buildings with associated hard surfacing and landscaping.	(Pages 25 - 68)

7. **24/00708/LBC WRIGHTS FARM, SHILLINGTON ROAD, PIRTON, HITCHIN, HERTS, SG5 3QJ** (Pages 69 - 88)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Two storey extension and internal and external alterations to existing agricultural barn to facilitate conversion into one 4-bed dwelling
8. **24/00754/FP SLIP END FARM, ROYSTON ROAD, SLIP END, BALDOCK, HERTS, SG7 6SG** (Pages 89 - 106)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Erection of two 3-bed, three 4-bed and two 5-bed dwellings with associated hard and soft landscaping, parking, garaging and private gardens following the demolition of existing agricultural barns (as supported by information submitted 8th October 2024).
9. **24/02036/FP GARAGE FLAT, CHIMNEYS, MILL LANE, GOSMORE, HERTS, SG4 7RL** (Pages 107 - 116)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Change of use existing triple garage and flat above to one self-contained 2-bed dwelling including single storey side extension and alterations to fenestration