

04 July 2025

Our Ref Planning Control Committee 17 July 2025
Contact. Committee Services
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To: Members of the Committee: Councillors Nigel Mason (Chair), Emma Fernandes (Vice-Chair), Martin Prescott, Clare Billing, Dave Winstanley, Ian Mantle, Val Bryant, Caroline McDonnell, Ruth Brown, Bryony May, Louise Peace and Tom Tyson

Substitutes: Councillors Joe Graziano, Claire Strong, Sadie Billing, Jon Clayden,
Mick Debenham, Steve Jarvis, Tina Bhartwas and Daniel Allen

NOTICE IS HEREBY GIVEN OF A

MEETING OF THE PLANNING CONTROL COMMITTEE

to be held in the

**COUNCIL CHAMBER, DISTRICT COUNCIL OFFICES,
LETCWORTH GARDEN CITY, SG6 3JF**

On

THURSDAY, 17TH JULY, 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

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 - 19 JUNE 2025	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 19 June 2025.	(Pages 5 - 18)
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. **23/01552/OP LAND SOUTH OF, WATTON ROAD, KNEBWORTH, HERTFORDSHIRE** (Pages 19 - 104)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Outline planning permission for up to 200 dwellings (including affordable housing), structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters reserved except for means of access.

7. **25/00104/FP LAND TO THE REAR OF BANYERS HOTEL, KING JAMES WAY, ROYSTON, HERTFORDSHIRE, SG8 7BZ** (Pages 105 - 130)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Outline planning permission for a residential development to provide 9 flats with associated vehicular parking and access via existing dropped kerb from King James Way with ancillary bike and refuse store.

8. **25/00309/FP IVY'S COTTAGE, SMITHS END LANE, BARLEY, ROYSTON, HERTFORDSHIRE, SG8 8LH** (Pages 131 - 146)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of one detached self-build 2-bed retirement dwelling and ancillary works (additional plans received 16.04.2025).

9. **APPEALS** (Pages 147 - 178)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

To update Members on appeals lodged and any decisions made.