

08 August 2025

Our Ref Planning Control Committee 21 August 2025
Contact. Committee Services
Direct Dial. (01462) 474655
Email. committee.services@north-herts.gov.uk

To: Members of the Committee: Councillors Nigel Mason (Chair), Emma Fernandes (Vice-Chair), Clare Billing, Ruth Brown, Val Bryant, Ian Mantle, Bryony May, Caroline McDonnell, Louise Peace, Martin Prescott, Tom Tyson and Dave Winstanley

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

NOTICE IS HEREBY GIVEN OF A
MEETING OF THE PLANNING CONTROL COMMITTEE

to be held in the

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

On

THURSDAY, 21ST AUGUST, 2025 AT 7.00 PM

Yours sincerely,

Isabelle Alajooz
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 - 17, 24 JULY 2025	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 17 and 24 July 2025.	(Pages 5 - 46)
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. 24/02907/RM LAND NORTH OF POUND FARM, LONDON ROAD, ST IPPOLYTS, HERTFORDSHIRE, SG4 7NE REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER	Application for approval of reserved matters relating to Phases 2 and 3 being appearance, landscaping, layout and scale pursuant to conditions 7, 8 and 9 of planning permission 21/00434/HYA for the erection of 48 dwellings and associated works.	(Pages 47 - 86)
7. 25/01196/FP STARWOOD HOUSE, AVENUE ONE, LETCHWORTH		(Pages

GARDEN CITY, HERTFORDSHIRE, SG6 2HB

87 - 112)

REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of two buildings including three units for Flexible Use Classes including E.g. (ii) (iii), B2, B8, including servicing, parking, access, landscaping.

- 8. PLANNING ENFORCEMENT QUARTERLY REPORT - PART 1** (Pages
INFORMATION NOTE OF THE DEVELOPMENT AND CONSERVATION 113 -
MANAGER. 114)

To provide Members with a quarterly update on planning enforcement.

- 9. EXCLUSION OF PRESS AND PUBLIC**
To consider passing the following resolution: That under Section 100A of the Local Government Act 1972, the Press and Public be excluded from the meeting on the grounds that the following report will involve the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the said Act (as amended).

- 10. PLANNING ENFORCEMENT QUARTERLY REPORT - PART 2** (Pages
INFORMATION NOTE OF THE DEVELOPMENT AND CONSERVATION 115 -
MANAGER. 118)

To provide Members with a quarterly update on planning enforcement.

- 11. APPEALS** (Pages
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER 119 -
156)

To update Members on appeals lodged and any decisions made.