

NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber, District Council
Offices, Letchworth Garden City, SG6 3JF
on Thursday, 21st August, 2025 at 7.00 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ruth Brown, Louise Peace, Tom Tyson and Dave Winstanley.

Having given due notice Councillor Tina Bhartwas substituted for Councillor Peace and Councillor Daniel Allen substituted for Councillor Winstanley.

2 MINUTES - 17, 24 JULY 2025

RESOLVED: That the Minutes of the Meeting of the Committee held on 17 July 2025 be approved, as amended, as a true record of the proceedings and be signed by the Chair.

RESOLVED: That the Minutes of the Meeting of the Committee held on 24 July 2025 be approved as a true record of the proceedings and be signed by the Chair.

3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

4 CHAIR'S ANNOUNCEMENTS

- (1) The Chair advised that, in accordance with Council Policy, the meeting would be recorded.
- (2) The Chair drew attention to the item on the agenda front pages regarding Declarations of Interest and reminded Members that, in line with the Code of Conduct, any Declarations of Interest needed to be declared immediately prior to the item in question.
- (3) The Chair clarified matters for the registered speakers.
- (4) The Chair confirmed the procedure for moving to debate on an item.
- (5) The Chair advised that Section 4.8.23(a) of the Constitution applied to the meeting.
- (6) The Chair confirmed the cut off procedure should the meeting proceed at length.
- (7) The Chair advised that the order of the agenda had been changed from that published and moved Agenda Item 8, Enforcement Part 1, to after Agenda Item 10, Enforcement Part 2.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 24/02907/RM LAND NORTH OF POUND FARM, LONDON ROAD, ST IPPOLYTS, HERTFORDSHIRE, SG4 7NE

RESOLVED: That application 24/02907/RM be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

7 25/01196/FP STARWOOD HOUSE, AVENUE ONE, LETCHWORTH GARDEN CITY,
HERTFORDSHIRE, SG6 2HB

RESOLVED: That application 25/01196/FP be **GRANTED** planning permission subject to the following matters:

- a) The completion of a suitable legal agreement in line with the agreed Heads of Terms.
- b) A response of no objection and any relevant conditions from the Local Lead Flood Authority, to be delegated to the Development and Conservation Manager prior to any decision.
- c) A response of no objection and any relevant conditions from the Hertfordshire Highway Authority, to be delegated to the Development and Conservation Manager prior to any decision.
- d) An agreement to an extension of time to the statutory determination date to allow for a), b) and c) to occur.
- e) The conditions and informatives set out in the report of the Development and Conservation Manager with the following amendment to Condition 13, the addition of the following Condition 1 and the subsequent renumbering of other Conditions:

'Condition 13

*The development hereby permitted shall not commence **save for demolition to slab level and site clearance works**, until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the local planning authority.*

Reason: To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework paragraphs 187,196 and 197 and relevant position statements within the Environment Agency's Approach to Groundwater Protection.

Condition 1

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan.*

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be North Hertfordshire District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>).

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.'

8 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: 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).

9 PLANNING ENFORCEMENT QUARTERLY REPORT - PART 2

The Principal Planning Officer (Conservation and Enforcement) presented the Information Note entitled 'Planning Enforcement Quarterly Report – Part 2'.

10 PLANNING ENFORCEMENT QUARTERLY REPORT - PART 1

The Principal Planning Officer (Conservation and Enforcement) presented the Information Note entitled 'Planning Enforcement Quarterly Report – Part 1'.

11 APPEALS

The Development and Conservation Manager provided an update on Planning Appeals.