

10 October 2025

Our Ref Planning Control Committee 23 October 2025
Contact. Committee Services
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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, 23RD OCTOBER, 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 - 18 SEPTEMBER 2025 | To take as read and approve as a true record the minutes of the meeting of the Committee held on the 18 September 2025. | (Pages 5 - 12) |
| 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. 21/00765/OP LAND OFF BARKWAY ROAD AND NORTH OF FLINT HALL, BARKWAY ROAD, ROYSTON, HERTFORDSHIRE REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER | Outline Planning Application for Residential Development of up to 280 dwellings (including affordable housing) green infrastructure including public open space, landscape boundaries and SUDS with all matters reserved except for access which is to be taken from Barkway Road (as amended by additional documents received 16 September 2025). | (Pages 13 - 162) |

7. **24/02780/RM LAND NORTH OF HIGHOVER FARM TO STOTFOLD ROAD, HIGHOVER WAY, HITCHIN, HERTFORDSHIRE** (Pages 163 - 176)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Construction of the main spine road (The Avenue) from Stotfold Road connecting to High Dane, creation of drainage ponds, swales and other associated drainage infrastructure, signage and other necessary highway and service infrastructure (to serve future development parcels) (outline was EIA development with an ES submitted).

8. **25/02234/S73 LAND BETWEEN ROYSTON ROAD AND CAMBRIDGE ROAD, BARKWAY, HERTFORDSHIRE** (Pages 177 - 194)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Variation of wording to Condition 3 and Condition 20 of planning permission 18/01502/OP granted on 25.07.2023.

9. **APPEALS** (Pages 195 - 210)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

To update Members on appeals lodged and any decisions made.