

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, 23rd October, 2025 at 7.00 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Bryony May and Martin Prescott.

Having given due notice Councillor Steve Jarvis substituted for Cllr May and Councillor Claire Strong substituted for Cllr Prescott.

2 MINUTES - 18 SEPTEMBER 2025

RESOLVED: That the Minutes of the Meeting of the Committee held on 18 September 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.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 21/00765/OP LAND OFF BARKWAY ROAD AND NORTH OF FLINT HALL, BARKWAY ROAD, ROYSTON, HERTFORDSHIRE

RESOLVED: That application 21/00765/OP be **REFUSED** planning permission for the following reasons:

- a) The site, if developed, would fail to provide adequate opportunity for travel by residents and visitors by non-car transport modes and would therefore be contrary to paragraphs 110, 115 and 116 of the NPPF and adopted North Hertfordshire Local Plan policy SP9.
- b) The site was not an allocated housing site within the adopted North Hertfordshire Local Plan and was located outside the settlement boundary of Royston and within the rural area beyond the Green Belt. It was therefore in conflict with policies SP5 and CGB1 of the adopted North Hertfordshire Local Plan.

7 24/02780/RM LAND NORTH OF HIGHOVER FARM TO STOTFOLD ROAD, HIGHOVER WAY, HITCHIN, HERTFORDSHIRE

RESOLVED: That application 24/02780/RM be **GRANTED** planning permission subject to the conditions set out in the report of the Development and Conservation Manager and the delegation of authority to the Development and Conservation Manager to update conditions and information with minor amendments as required.

8 25/02234/S73 LAND BETWEEN ROYSTON ROAD AND CAMBRIDGE ROAD, BARKWAY, HERTFORDSHIRE

RESOLVED: That application 25/02234/S73 be **GRANTED** planning permission subject to the conditions set out in the report of the Development and Conservation Manager, amended as follows:

- a) The completion of a satisfactory Deed of Variation or other legal mechanism that secures the S106 obligations agreed as part of the Outline Application (18/01502/OP) and the applicant agreeing to extend the statutory period to complete it, if required.
- b) Delegation of power to the Development and Conservation Manager to:
 - (i) Resolve any outstanding matters,
 - (ii) Update conditions and informatives with minor amendments as required and,
 - (iii) Authorise the completion of other legal mechanism if not completed through a satisfactory Deed of Variation.

9 APPEALS

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