

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, 6th November, 2025 at 7.00 pm

1 APOLOGIES FOR ABSENCE

No apologies for absence were received.

2 MINUTES - 9 OCTOBER 2025

RESOLVED: That the Minutes of the Meeting of the Committee held on 9 October 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 advised that Section 4.8.23(a) of the Constitution applied to the meeting.
- (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 25/01539/FP HOLBORN FARM, DANE END, THERFIELD, ROYSTON, HERTFORDSHIRE SG8 9RH

RESOLVED: That application 25/01539/FP be **GRANTED** planning permission subject to the reasons and conditions set out in the report of the Development and Conservation Manager.

7 25/01745/S73 LAND TO THE EAST OF FOXHOLES AND GAINSFORD HOUSE AND ON THE WEST SIDE OF CROW FURLONG, HITCHIN, HERTFORDSHIRE

RESOLVED: That application 25/01745/S73 be **GRANTED** planning permission subject to the following:

- a) Providing delegated powers to the Development and Conservation Manager to update conditions and informatives as set out in the report above.

- b) Conditions as set out in the report with the following amendments to Conditions 7 and 21:

'Condition 7

BNG Management Plan

The development shall be carried out in accordance with the approved Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan Rev C (October 2025) prepared by James Blake Associates unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enhance biodiversity in accordance with the NPPF and the North Hertfordshire Local Plan Policy NE4.

Condition 21

Open Space Management and Maintenance

The development shall be carried out in accordance with the Open Space Management and Maintenance Scheme contained in the Biodiversity Net Gain – Landscape and Ecological Management and Maintenance Plan Rev C (October 2025) prepared by James Blake Associates. The open spaces provided shall be retained for their intended purpose and in accordance with the approved management plan unless otherwise agreed in writing by the local planning authority.

Reason: To ensure adequate open space and amenity provision as per NHLP Policy NE6.'

- c) Completion of a new Section 106 agreement if required in consultation with the Chair.

8 TPO/00221/(2025) LAND AT CROUCHGREEN WOOD AND CHURCH WOOD, THREE HOUSES LAND, CODICOTE

RESOLVED: That Tree Preservation Order (TPO/00221) be **CONFIRMED**.

9 APPEALS

The Principal Planning Officer provided an update on Planning Appeals.