

28 November 2025

Our Ref Planning Control Committee 11 December
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,
LETCWORTH GARDEN CITY, SG6 3JF**

On

THURSDAY, 11TH DECEMBER, 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 - 23 OCTOBER AND 6 NOVEMBER 2025	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 23 October and 6 November 2025.	(Pages 5 - 24)
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. **25/01579/S73 LAND ON THE SOUTH WEST SIDE OF, STEVENAGE ROAD, ST IPPOLYTS, HERTFORDSHIRE** (Pages 25 - 42)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Variation of Condition 2 (revised plans) of planning permission 19/01669/FP granted 11.02.2025 for erection of 14 dwellings including new vehicular access off Sperberry Hill (serving 10 dwellings) and new vehicular accesses off Stevenage Road (serving 4 dwellings).

7. **24/00765/FP FOXLEA, THE MOUNT, BARLEY, ROYSTON, HERTFORDSHIRE, SG8 8JH** (Pages 43 - 62)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of two 3 bed dwellings and one 2-bed chalet bungalow with associated parking, amenity space and access to the site through the existing access off The Mount

8. **25/01707/FP HATCH PEN, THE JOINT, REED, ROYSTON, HERTFORDSHIRE, SG8 8AZ** (Pages 63 - 72)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Erection of two proposed agricultural buildings and retention of extended excavated area.

9. **APPEALS** (Pages 73 - 90)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

To update Members on appeals lodged and any decisions made.