

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, 12th February, 2026 at 7.00 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ruth Brown, Bryony May and Emma Fernandes.

Having given due notice, Councillor Tina Bhartwas substituted for Councillor May, Councillor Jon Clayden substituted for Councillor Brown and Councillor Mick Debenham substituted for Councillor Fernandes.

2 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

3 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.

4 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

5 25/01094/FP LAND TO THE REAR 34, ARLESEY ROAD, ICKLEFORD, HITCHIN, HERTFORDSHIRE, SG5 3UU

RESOLVED: That application 25/01094/FP be **GRANTED** planning permission subject to the conditions set out in the report of the Development and Conservation Manager, with the removal of Conditions 22 and 23 and a new Condition 22 as follows:

'Condition 22

No development shall commence until a strategic foul water strategy, or any other solution, has been submitted to and approved in writing by the local Planning Authority, in consultation with Anglian Water. This strategy will identify a sustainable point of connection to the public foul network, or any other solution. Prior to occupation, the foul water drainage works must have been carried out in complete accordance with the approved scheme.

Reason: To protect water quality, prevent pollution and secure sustainable development having regard to paragraphs 7/8 and 180 of the National Planning Policy Framework.'

6 **25/01790/FP LAND KNOWN AS THE ORCHARD, SNAILSWELL LANE, ICKLEFORD, HERTFORDSHIRE, SG5 3TS**

RESOLVED: That application 25/01790/FP be **GRANTED** planning permission subject to the conditions set out in the report of the Development and Conservation Manager, with additional Conditions 15 and 16 as follows:

Condition 15

Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must prioritise the use of source control Sustainable Drainage Systems (SuDS) in consideration of the Non-Statutory Technical Standards for SuDS and demonstrate no increase in flood risk as a result of the Proposed Development with sufficient supporting evidence provided to support its viability including supporting calculations for the 100% AEP (1 in 1 year), 3.33% AEP (1 in 30 year), 3.33% AEP (1 in 30 year) plus climate change, the 1% AEP (1 in 100 year) and the 1% AEP (1 in 100) plus climate change critical storms. Infiltration testing shall be carried out to inform the detailed drainage design; if infiltration is not viable, a detailed drainage strategy based on discharging to the ordinary watercourse south of Snailswell Lane at the greenfield runoff rate shall be submitted to the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policies of North Hertfordshire District Council.

Condition 16

In the event that contamination is found at any time when carrying out the approved development, it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment shall then be undertaken by a competent person, in accordance with BS10175:2011. A written report of the findings should be forwarded for approval to the Local Planning Authority. Following completion of remedial measures a verification report shall be prepared that demonstrates the effectiveness of the remediation carried out. No part of the development should be occupied until all remedial and validation works are approved in writing.

Reason: To protect human health and to ensure that no future investigation is required under Part 2A of the Environmental Protection Act 1990.'

7 **PLANNING APPEALS**

The Principle Planning Officer provided an update on Planning Appeals.