

27 February 2026

Our Ref Planning Control Committee 12 March
2026
Contact. Committee Services
Direct Dial. (01462) 474655
Email. committee.services@north-herts.gov.uk

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 - DCO

On

THURSDAY, 12TH MARCH, 2026 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
<p>1. APOLOGIES FOR ABSENCE Members are required to notify any substitutions by midday on the day of the meeting.</p> <p>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.</p>	
<p>2. MINUTES - 12 FEBRUARY 2026 To take as read and approve as a true record the minutes of the meeting of the Committee held on the 12 February 2026.</p>	(Pages 5 - 16)
<p>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.</p> <p>The Chair will decide whether any item(s) raised will be considered.</p>	
<p>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.</p>	
<p>5. PUBLIC PARTICIPATION To receive petitions, comments and questions from the public.</p>	
<p>6. 25/02999/HYA REDWOOD, DEARDS END LANE, KNEBWORTH, HERTFORDSHIRE, SG3 6NL REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER</p> <p>Hybrid application for one 5-bed dwelling with detached garage following demolition of existing dwelling and outline application for the erection of 8 dwellings (all matters reserved except for access).</p>	(Pages 17 - 36)

7. **25/02260/FP NORTHWAY FILLING STATION, GREAT NORTH ROAD,
HINXWORTH, BALDOCK, HERTFORDSHIRE, SG7 5EX** (Pages
37 - 50)
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Temporary consent allowing for the erection of a detached food-to-go building (Greggs Pod) and other associated minor site alterations including the formation of vehicle parking for a period of two years (development already commenced).

8. **APPEALS** (Pages
51 - 56)
To update Members on appeals lodged and any decisions made.