

# NORTH HERTFORDSHIRE DISTRICT COUNCIL

## DECISION SHEET

Meeting of the Planning Control Committee held in the Council Chamber - District Council  
Offices, Gernon Road, Letchworth, SG6 3JF  
on Thursday, 19th March, 2026 at 7.00 pm

### 1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Caroline McDonnell, Val Bryant, Tom Tyson and Martin Prescott.

Having given due notice, Councillor Claire Strong substituted for Councillor Prescott and Councillor Mick Debenham substituted for Councillor Bryant.

### 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.
- (7) The Chair advised that there had been an additional meeting of the Planning Control Committee scheduled for Tuesday 21 April 2026.

### 4 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

### 5 24/01013/HYA LAND SURROUNDING BURLOES COTTAGES, NEWMARKET ROAD, ROYSTON, HERTFORDSHIRE

**RESOLVED:** That application 24/01013/HYA be **GRANTED** planning permission, subject to:

- a) The completion of a satisfactory legal agreement including a conditional viability review mechanism and for officers to negotiate appropriate viability review triggers to ensure that viability is revisited at appropriate junctures throughout the development.
- b) The applicant agreeing to extend the statutory period in order to complete the agreement as required.
- c) Providing delegated powers to the Development and Conservation Manager to update conditions and informative with minor amendments as required.
- d) A revised Recreation Mitigation Strategy, in consultation with and receipt of no objection from Natural England, and delegate power to the Development and Conservation Manager to agree this.

- e) Conditions as set out in the report, subject to the amendments to Condition 29 g shown below:

*Condition 29 g*

*“Timing of construction activities (including delivery times and removal of waste) and to avoid the hours 08.00-9.15 and 15.00-15.45;”*

**6 25/01420/FP HIGHOVER FARM, HIGHOVER WAY, HITCHIN, HERTFORDSHIRE, SG4 0RQ**

**RESOLVED:** That application 25/01420/FP be **GRANTED** planning permission, subject to:

- a) The completion of a satisfactory legal agreement.
- b) The applicant agreeing to extend the statutory period in order to complete the agreement as required.
- c) Providing delegated powers to the Development and Conservation Manager to update conditions and informatives with minor amendments as required.
- d) The conditions as set out in the report.

**7 25/01383/LBC HIGHOVER FARM, HIGHOVER WAY, HITCHIN, HERTFORDSHIRE, SG4 0RQ**

**RESOLVED:** That application 25/01383/LBC be **GRANTED** planning permission, subject to:

- a) The issuing of full planning permission for the farmyard reference 25/01420/FP.
- b) Providing delegated powers to the Development and Conservation Manager to update conditions with minor amendments as required.
- c) The applicant agreeing to extend the statutory period in order to complete the agreement as required.
- d) The conditions as set out in the report including the additional Condition 11 as outlined in the supplementary documents as follows:

*Condition 11*

*“ Details of the floor finish to the Entrance Hall to Unit 4 in the listed barn on approved drawing no. 2208.LBC.03A shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the alterations hereby approved. Thereafter the finish of the former threshing floor shall be installed in accordance with the approved details.*

*Reason: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of this grade II listed building under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy HE1 of the Local Plan.”*

**8 APPEALS**

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