

7 April 2026

Our Ref Planning Control Committee 16 April 2026  
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, GERNON  
ROAD, LETCHWORTH, SG6 3JF**

On

**THURSDAY, 16TH APRIL, 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**

| <b>Item</b>   | <b>Page</b>               |
|---|---------------------------|
| <p><b>1. APOLOGIES FOR ABSENCE</b><br/>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><b>2. MINUTES - 24 FEBRUARY, 12 MARCH, 19 MARCH 2026</b><br/>To take as read and approve as a true record the minutes of the meeting of the Committee held on the 24 February, 12 March and 19 March 2026.</p>   | <p>(Pages 5<br/>- 30)</p> |
| <p><b>3. NOTIFICATION OF OTHER BUSINESS</b><br/>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><b>4. CHAIR'S ANNOUNCEMENTS</b><br/>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><b>5. PUBLIC PARTICIPATION</b><br/>To receive petitions, comments and questions from the public.</p>   |                           |

6. **24/00326/FP LAND ON, CAMPFIELD WAY, LETCHWORTH GARDEN CITY, HERTFORDSHIRE** (Pages 31 - 88)  
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Redevelopment of site comprising demolition of existing buildings and provision of 157 dwellings; associated roads, landscaping, open space, car and cycle parking provision, drainage and infrastructure works and all associated ancillary works (as amended)
7. **25/02547/FP LAND TO THE SOUTH AND EAST OF SENUNA PARK, STATION ROAD, ASHWELL** (Pages 89 - 140)  
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Residential development of 36 no. dwellings including creation of vehicular access off Station Road, associated parking, drainage, amenity space and landscaping
8. **25/03149/RM LAND BETWEEN ROYSTON ROAD AND, CAMBRIDGE ROAD, BARKWAY, HERTFORDSHIRE** (Pages 141 - 164)  
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Approval of reserved matters (access, appearance, landscaping, layout and scale) for the erection of 140 residential dwellings with associated landscaping, highways, drainage, public open space and ancillary infrastructure pursuant to outline planning permission reference 25/02234/S73 granted 03.12.2025
9. **APPEALS** (Pages 165 - 182)  
 To update Members on appeals lodged and any decisions made.