

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, 16th April, 2026 at 7.00 pm

1 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

2 MINUTES - 24 FEBRUARY, 12 MARCH, 19 MARCH 2026

RESOLVED: That the Minutes of the Meetings of the Committee held on 24 February, 12 March and 19 March 2026 be approved as a true record of the proceedings and be signed by the Chair.

3 NOTIFICATION OF OTHER BUSINESS

There was no other business notified.

4 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 Members that a training session to be delivered by the Planning Officers Society had been arranged for Tuesday 19 May 2026.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 24/00326/FP LAND ON, CAMPFIELD WAY, LETCHWORTH GARDEN CITY, HERTFORDSHIRE

RESOLVED: That application 24/00326/FP be **GRANTED** planning permission subject to:

- (1) The completion of a satisfactory legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement if required.
- (2) The delegation of powers to the Development and Conservation Manager to finalise a NHS contribution, and to update conditions and informatives with minor amendments as required.
- (3) Conditions as set out in the report.

7 **25/02547/FP LAND TO THE SOUTH AND EAST OF SENUNA PARK, STATION ROAD, ASHWELL**

RESOLVED:

- (1) That application 25/02547/FP be **REFUSED** planning permission for the following reasons:
- a. The proposal would have an urbanising effect on the village edge and the density of the site was not appropriate in a village location, which would result in harm to the rural character and appearance of the area.
 - b. The application was in conflict with policies SP2, SP5 and CGB1 of the adopted Local Plan and ASH1 of the Ashwell Neighbourhood Plan.
 - c. The site was in an unsustainable location.
 - d. The Heads of Terms for the S106 agreement were incomplete.
- (2) That delegation be provided to the Development and Conservation Manager to finalise the wording for the reason for refusal.

8 **25/03149/RM LAND BETWEEN ROYSTON ROAD AND, CAMBRIDGE ROAD, BARKWAY, HERTFORDSHIRE**

RESOLVED: That application 25/03149/RM be **GRANTED** planning permission subject to:

- (1) The delegation of powers to the Development and Conservation Manager to (i) resolve any outstanding matters and (ii) update conditions and information with minor amendments as required.
- (2) The conditions as set out in the report, with the following amendment to Condition 6 and additional Condition 9:

Condition 6

Prior to any above slab level development approved by this application, an Ecological Enhancement Plan (EEP) for the creation of new wildlife features such as the inclusion of integrated bird/bat boxes in buildings/structures and hedgehog highways must be submitted to and approved in writing by the local planning authority. Swift bricks should be used where building heights allow.

Reason: To ensure development is ecologically sensitive and secures biodiversity enhancements in accordance with Policy NE4 of the North Hertfordshire Local Plan (2011-2031) and the National Planning Policy Framework.

Condition 9

Prior to their installation, details of any solar photovoltaic (PV) panels to be installed as part of the development hereby approved, including their siting, design and appearance, shall be submitted to and approved in writing by the Local Planning Authority. The PV panels shall thereafter be installed in accordance with the approved details.

Reason: To ensure that any solar photovoltaic panels are appropriately designed and integrated into the development, in the interests of high-quality design, in accordance with Policy D1 of the North Hertfordshire Local Plan and Section 12 of the National Planning Policy Framework'

9 APPEALS

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