

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, 4th June, 2026 at 7.00 pm

1 APOLOGIES FOR ABSENCE

There were no apologies for absence received.

2 MINUTES - 16 APRIL & 21 APRIL 2026

RESOLVED: That the Minutes of the meetings of the Committee held on 16 and 21 April 2026 were approved as a true record and 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.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 25/01766/OP LAND ON THE SOUTH SIDE OF, COWARDS LANE, CODICOTE, HERTFORDSHIRE

RESOLVED: That application 25/01766/OP be **DEFERRED**.

REASONS FOR DECISION:

- (1) To enable Members to undertake a visit to the application site.
- (2) To allow further investigation into the application of the tilted balance to take place.

7 25/00886/FP REED HOUSE, JACKSONS LANE, REED, ROYSTON, HERTFORDSHIRE, SG8 8AB

RESOLVED: That application 25/00886/FP be **REFUSED** for the reasons set out in the report of the Development and Conservation Manager.

8 25/02260/FP NORTHWAY FILLING STATION, GREAT NORTH ROAD, HINXWORTH, BALDOCK, HERTFORDSHIRE, SG7 5EX

RESOLVED: That application 25/02260/FP be **GRANTED** planning permission subject to:

- A) The resolution of the LLFA matters to the satisfaction of the Local Planning Authority with the imposition of planning conditions or amendment of planning conditions as necessary with any actions required pursuant to LLFA response being devolved to the Development and Conservation Manager; and
- B) The conditions and informatives as set out in the report of the Development and Conservation Manager, with the additional condition as follows:

'Condition 6

Within 12 months of the first implementation of the approved use, the operator shall undertake monitoring of vehicle movements within the Northway Service Station forecourt and their interaction with the adjacent highway network (A1). A GG104 Risk Assessment Report shall be submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways, at the end of the 12-month period and any mitigation shall thereafter be implemented in accordance with an agreed timetable.

Reason: To enable the operational impacts of the development on the Strategic Road Network to be assessed and to ensure that the safe and efficient operation of the A1 slip road is maintained in the interests of highway safety and network performance and in accordance with Policy T1 of the North Hertfordshire Local Plan 2011 – 2031.'

9 26/00403/S73 151C BEARTON ROAD, HITCHIN, HERTFORDSHIRE, SG5 1UB

The Chair advised that this item had been **DEFERRED** to the next Committee meeting on 18 June 2026.

10 APPEALS

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