

5 June 2026

Our Ref Planning Control Committee 18 June 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, Caroline McDonnell, Louise Peace, Martin Prescott, Tom Tyson, Claire Winchester and Dave Winstanley

Substitutes: Councillors Daniel Allen, Sadie Billing, Jon Clayden, Sam Collins, Mick Debenham, Joe Graziano, Bryony May, Michael Muir, Steve Jarvis, Claire Strong and Tamsin Thomas

**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, 18TH JUNE, 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>
<b>1.</b>	<b>APOLOGIES FOR ABSENCE</b> Members are required to notify any substitutions by midday on the day of the meeting.  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.	
<b>2.</b>	<b>NOTIFICATION OF OTHER BUSINESS</b> 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.  The Chair will decide whether any item(s) raised will be considered.	
<b>3.</b>	<b>CHAIR'S ANNOUNCEMENTS</b> 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.	
<b>4.</b>	<b>PUBLIC PARTICIPATION</b> To receive petitions, comments and questions from the public.	
<b>5.</b>	<b>25/03084/RM LAND TO THE EAST OF TALBOT WAY AND KRISTIANSAND WAY AND FLINT ROAD ALLOTMENTS , FLINT ROAD, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 1TY</b> REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER  Reserved matters application for approval of layout, scale and appearance of buildings and landscaping pursuant of outline permission 21/00504/OP granted 03.04.2025 for residential development comprising of up to 120 dwellings with vehicular access via Flint Road.	(Pages 5 - 28)

6. **25/03153/FP LAND TO THE EAST OF 2, WEST LANE, PIRTON, HERTFORDSHIRE, SG5 3RA** (Pages 29 - 50)  
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Extension of existing hardstanding new concrete pad for sitting of caravan (development already carried out). Installation of permeable driveway (development has commenced). Creation of vehicular access off West Lane.
7. **26/00403/S73 151C BEARTON ROAD, HITCHIN, HERTFORDSHIRE, SG5 1UB** (Pages 51 - 62)  
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- Variation of Condition 3 (to allow a limited and controlled extension of operating hours on Sundays, restricted to delivery-only takeaway service between 16:00 and 20:00) of planning permission 95/00276/1 granted 24.05.1995.
8. **TPO00226 (2026) LAND AT MILL LANE (LONDON ROAD END) ST IPPOLYTS, SG4 7NN** (Pages 63 - 70)  
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- To consider a Tree Preservation Order TPO/00226 (2026) – T1 Hornbeam, G1 3x Hornbeam, G2 3x Oak, G3 2x Hornbeam & 1x Sycamore, T2 Lime, T3 Oak, G4 5x Horse Chestnut, 3x Oak, 7x Walnut, 12x Lime, T4 Field Maple.
9. **TPO/00228 (2026) LAND AT COLEMANS ROAD, BREACHWOOD GREEN, SG4 8PA** (Pages 71 - 76)  
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
- To consider a Tree Preservation Order TPO/00228 (2026) – T1 Oak, T2 Yew.