

2 July 2026

Our Ref Planning Control Committee 2 July 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, GERONON  
ROAD, LETCHWORTH, SG6 3JF**

On

**THURSDAY, 2ND JULY, 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. 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. MINUTES - 4 JUNE 2026</b>	To take as read and approve as a true record the minutes of the meeting of the Committee held on the 4 June 2026.	(Pages 5 - 20)
<b>3. 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>4. 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>5. PUBLIC PARTICIPATION</b>	To receive petitions, comments and questions from the public.	

6. **25/01766/OP LAND ON THE SOUTH SIDE OF, COWARDS LANE,  
CODICOTE, HERTFORDSHIRE** (Pages  
21 - 88)  
REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER

Outline application with means of access for residential development of up to 30 dwellings (including affordable housing); following demolition of all existing structures; associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works (all matters reserved except means of access)

7. **INFORMATION NOTE - NATIONAL SCHEME OF DELEGATION** (Pages  
89 - 98)  
INFORMATION NOTE OF THE DEVELOPMENT AND CONSERVATION  
MANAGER

This report is prepared to provide a briefing on the National Scheme of Delegation which is expected to come into effect on 31 October 2026.

8. **INFORMATION NOTE - SECRETARY OF STATE DIRECTION** (Pages  
99 - 100)  
INFORMATION NOTE OF THE DEVELOPMENT AND CONSERVATION  
MANAGER

This report is prepared to provide a briefing of a Government Direction which requires that the Secretary of State for Housing, Communities and Local Government be consulted when a local planning authority intends to refuse planning permission for a housing scheme of 150 dwellings or more.

9. **APPEALS** (Pages  
101 -  
102)  
To update Members on appeals lodged and any decisions made.