

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, 23rd July, 2026 at 7.00 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ruth Brown, Nigel Mason, Louise Peace, Martin Prescott, Tom Tyson and Claire Winchester.

Having given due notice, Councillor Jon Clayden substituted for Councillor Brown, Councillor Claire Strong substituted for Councillor Prescott and Councillor Tamsin Thomas substituted for Councillor Mason.

2 MINUTES - 18 JUNE 2026

RESOLVED: That the Minutes of the Meeting of the Committee held on 18 June 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.

5 PUBLIC PARTICIPATION

The Chair confirmed that the registered speakers were in attendance.

6 26/00587/S73 Ickleford Mill, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UN

RESOLVED: That application 26/00587/S73 be **GRANTED** planning permission subject to:

- A) The satisfactory completion of a Deed of Variation to the S106 agreement secured on the original planning permission 17/01955/1 to secure the original Heads of Terms as set out in the original report as amended by this addendum.
- B) Providing delegated powers to the Development and Conservation Manager to update conditions with minor amendments as required.
- C) The Conditions as set out in the report, with the following amendments to Conditions 7, 8, 9, 11, 22, 24,25, 36 and 37:

Condition 7

Details of retained trees and protection measures shall be carried out in accordance with Appendices 2 and 3 to the Arboricultural Impact Assessment as submitted under reference 26/01348/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To prevent damage to or destruction of trees to be retained on the site in the interests of the appearance of the completed development and the visual amenity of the locality.

Condition 8

The development shall be carried out in complete accordance with the Dust Management Plan approved under reference 26/00672/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To minimise environmental impacts and protect the residential amenity of existing residents.

Condition 9

The demolition stage of the development shall be carried out in complete accordance with the Demolition Stage Construction Management Plan received, Ickleford Mill logistics plan and Construction Vehicles Swept Paths Analysis (Sheets 1 to 4) drawing number KMC2532_TR05_Construction Vehicles.S.P.A. as approved under reference 26/00671/DOC unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of construction vehicles on the highway network and to maintain the amenity of the local area.

Condition 11

(a) Prior to first occupation of the development, the proposed system of footways shown on drawing KMC25232/002 shall be provided to connect the new development with the existing bus stops along Arlesey Road as part of the application. The bus stops will need to be complete with easy access kerbs and shelters as appropriate. The exact location and accommodating works will need to be as identified on drawing number KMC25232/002 and agreed in conjunction with appropriate parties. These works shall be secured and undertaken as part of the s278 works.

(b) In addition, and as part of the S278 stage, the applicant shall fund, design and promote a Traffic Regulation Order for a 20mph zone for the section of Arlesey Road between the built up edge of north Hitchin extending to the junction with Turnpike Lane.

Reason: In order to provide safe and suitable pedestrian access to public transport facilities, in line with HCC Local Transport Plan Policy 5.

Condition 22

The development shall be carried out in complete accordance with SS25335 - Flood Risk Assessment prepared by Superstructures dated 05/03/2026 together with the Preliminary Drainage Strategy drawing 25355 SUS XX XX DR C 0001 as approved under reference 26/01495/DOC on all correspondence unless otherwise agreed in writing by the local planning authority.

Reason: To prevent environmental and amenity problems arising from flooding.

Condition 24

The development shall be carried out in complete accordance with the Structural Inspection Report prepared by Superstructures dated 22/10/2026 as approved under reference 26/01349/DOC unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to retain important details associated with the historic mill use of the site.

Condition 25

(a). The demolition shall be carried out in complete accordance with the Historic Building Recording and Analysis prepared by Prospect Archaeology dated April 2026 as approved under reference 26/01145/DOC unless otherwise agreed in writing by the local planning authority.

No development (other than demolition phase works up to but not including the removal of any existing hardstanding aprons) shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved Page 41 by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and: 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation. (NMA)

Reason: To ensure the protection of heritage assets of archaeological interest.

Condition 36

The development shall be carried out in complete accordance with the Pre-Commencement Mammal Survey Version 3.0 by MKA Ecology received 17/07/26 as approved under reference 26/01805/DOC.

Reason: Reason: in the interests of wildlife protection and in accordance with Conservation of Habitats and Species Regulations 2017.

Condition 37

No works on any new dwellings shall commence (other than demolition works) until full details of the following have been submitted to and approved in writing by the local planning authority:

- (i) a site wide wildlife-sensitive lighting scheme;
- (ii) hedgehog friendly boundary treatments;
- (iii) the provision of 20 bat boxes.

Thereafter, the development shall be implemented in accordance with the approved details and retained in perpetuity unless otherwise agreed in writing by the local planning authority. (OP)

Reason: In the interests of wildlife and habitat protection and enhancement.'

7 **26/00631/RM Ickleford Mill, Arlesey Road, Ickleford, Hitchin, Hertfordshire, SG5 3UN**

RESOLVED: That the reserves matters on application 26/00631/RM be **APPROVED** subject to:

- A) The approval of the associated S73 application.
- B) The applicant agreeing to extend the statutory period in order to allow time for the Deed of Variation to be completed for the associated S73 application which this RM approval will be pursuant to and to enable the decision notice to be issued.
- C) Providing delegated powers to the Development and Conservation Manager to update conditions and informatives with minor amendments as required.
- D) No substantive new issues being raised during the reconsultation process which expires 12 August 2026. In the instance where new issues are raised, the matter would be referred back to Members for reconsideration.
- E) The conditions and informatives as set out in the report of the Development and Conservation Manager, with the additional Condition 5,6 and 7 as follows:

Condition 5

Prior to the first occupation of any dwellings hereby permitted, a Scheme of additional site wide visitor cycle parking facilities shall be submitted to and approved in writing by the local planning authority. The Scheme shall include a programme for the installation of the additional cycle parking facilities.

Reason: To ensure the provision of adequate cycle parking that meets the needs of occupiers of and visitors to the proposed development and in the interests of encouraging the use of sustainable modes of transport in accordance with the adopted NHC Design Code and with Policies 1, 5 and 8 of Hertfordshire's Local Transport Plan (adopted 2018).

Condition 6

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended no development as set out in Classes A, AA, B, C, E of Part 1 of Schedule 2 to the Order, (or any subsequent Statutory Instrument which revokes, amends and/or replaces those provisions) shall be carried out within plot 44 without first obtaining a specific planning permission from the Local Planning Authority.

Reason: To ensure that the residential amenity of the adjacent properties are maintained in accordance with Policies D1 and D3 of the North Hertfordshire Local Plan.

Condition 7

Prior to the first occupation of any dwellings hereby permitted, full details of gates and fences not annotated on landscape drawings shall be submitted to and agreed in writing by the local planning authority. Thereafter, the development shall be implemented in accordance with the approved details.

Reason: to ensure a satisfactory appearance to the development and for the avoidance of doubt in accordance with Policy D1 of the North Hertfordshire Local Plan.'

8 **Appeals**

The Principal Planning Officer provided an update on Planning Appeals.