

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, 13th August, 2026 at 7.00 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ruth Brown, Louise Peace and Dave Winstanley.

Having given due notice, Councillor Bryony May substituted for Councillor Brown, Councillor Jon Clayden substituted for Councillor Peace, and Councillor Mick Debenham substituted for Councillor Winstanley.

2 MINUTES – 2 JULY 2026

RESOLVED: That the Minutes of the meeting of the Committee held on 2 July 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 22/00956/OP LAND SOUTH OF, STEVENAGE ROAD, LITTLE WYMONDLEY, HERTFORDSHIRE

RESOLVED: That application 22/00956/OP be **GRANTED** planning permission subject to:

- A) The completion of a satisfactory legal agreement and the applicant agreeing to extend the statutory period in order to complete the agreement if required; and

- B) Providing delegated powers to the Development and Conservation Manager to (i) resolve outstanding matters including financial contributions and (ii) update conditions and informatives with minor amendments as required; and
- C) The conditions as set out in the report of the Development and Conservation Manager.

7 25/02885/OP LAND AT MILL LANE, LONDON ROAD, ST IPPOLYTS, HITCHIN, SG4 7NN

RESOLVED: That application 22/00956/OP be **GRANTED** planning permission subject to:

- A) Providing delegated powers to the Development and Conservation Manager to agree the outstanding S106 Heads of Terms related to the sports pavilion, and any other minor changes to conditions and informatives as required; and
- B) The completion of the S106 Legal Agreement and any necessary extension of time taken to complete this; and
- C) The conditions and informatives as set out in the report of the Development and Conservation Manager, with amendments to Conditions 7, 12 and 20, as follows:

'Condition 7

No development shall take place (including ground works or vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) should be informed by the November 2025 Ecological Impact Assessment and include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures to avoid or reduce impacts during construction.*
- d) The location and timing of sensitive works to harm to biodiversity features.*
- e) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect wildlife and biodiversity. LP Policy NE4.

Condition 12

Parking / Internal roads / Turning areas:

The detailed plans should be submitted in connection with approval of reserved matters application which shall show to the satisfaction of the Local Planning Authority:

- o The details of all hard surfaced areas within the site. This includes, but is not limited to, all roads, footways, forecourts, driveways, parking and turning areas, and foul and surface water drainage.*
- o The level of footway and carriageway visibility from each individual vehicle access, and the level of visibility from and around each main junction within the site, within which there shall be no obstruction to visibility between 600mm and 2m above the carriageway level.*
- o That service vehicles, including refuse and emergency vehicles, can safely and conveniently access and route through the site, to include the provision of sufficient turning and operating areas.*
- o The provision of sufficient facilities for cycle storage.*

All these features shall be provided before first occupation and maintained in perpetuity.

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Reason: To provide adequate visibility for drivers within the site, to promote alternative modes of travel, and for the overall free and safe flow of all site users.

Condition 20

No residential development shall be more than two storey in height.

Reason: To ensure that the new development is in keeping with local context. LP Policy D1.'

8 EXCLUSION OF PRESS AND PUBLIC

RESOLVED: That under Section 100A of the Local Government Act 1972, the Press and Public be excluded from the meeting on the grounds that the following report will involve the likely disclosure of exempt information as defined in Paragraph 7 of Part 1 of Schedule 12A of the said Act (as amended).

9 PART 2 MINUTES – 21 NOVEMBER 2024, 3 APRIL 2025 AND 21 APRIL 2026

RESOLVED: That the Part 2 Minutes of the meetings held on 21 November 2024, 3 April 2025 and 21 April 2026 be approved as a true record of the proceedings and be signed by the Chair.

10 APPEALS

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