

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, 3rd September, 2026 at 7.00 pm

1 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ruth Brown.

Having given due notice, Councillor Bryony May substituted for Councillor Brown.

2 MINUTES - 23 JULY 2026

RESOLVED: That the Minutes of the Meeting of the Committee held on 23 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 25/02064/OP Land Adjacent To 10, Hambridge Way, Pirton, Hertfordshire

RESOLVED: That application 25/02064/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.
- 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.
- C) That authority be delegated to the Development and Conservation Manager to finalise the planning obligations relating to sports facilities and playing-pitch provision, including determining whether any contribution or provision should be secured for Pirton Sports and Social Club, following consultation with Sport England and Pirton Sports and Social Club.

- D) That authority be delegated to the Development and Conservation Manager to require the applicant to submit a Ball Trajectory Risk Assessment or similar, undertaken by a suitably qualified person, and, following consultation with Sport England, to address this requirement before outline planning permission is issued.
- E) The conditions as set out in the report with an amendment to Condition 30 and an additional condition 33 as follows:

'Condition 33

No development shall commence until a Market Housing Mix Schedule has been submitted to and approved in writing by the Local Planning Authority. The schedule shall set out the number, type, and size of market dwellings proposed across the site and how this would complement the affordable housing mix agreed by planning obligation. The schedule shall take into account the requirements of Policy HS3 of the Local Plan and the most recent Strategic Housing Market Assessment. Any reserved matters application pursuant to this outline planning permission shall be in accordance with the approved schedule.

Reason: To inform the layout, scale and density of the development to be submitted at reserved matters stage and to secure an appropriate range of house types and sizes in accordance with Policies SP8 and HS3 of the North Hertfordshire Local Plan 2011-2031.

Condition 30

Prior to the commencement of development, an updated Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall review the findings and recommendations of the Cass Allen Ltd report (Ref: RP01-25395-R0) dated 12 August 2025, taking account of the development layout and all relevant noise sources, and shall identify any necessary mitigation measures to protect the residential amenity of future occupants. No dwelling shall be occupied until the scheme providing protection for those dwellings has been implemented in accordance with the approved details. The approved scheme shall be retained in accordance with those details thereafter.

Reason: To ensure that the potential noise impacts of the development are properly assessed and appropriately mitigated, and to protect the residential amenity of future occupants, in accordance with Policy D3 of the North Hertfordshire Local Plan 2011–2031.'

7 26/01373/S73 Site Of Former Greenside, London Road, Langley, Hertfordshire, SG4 7PP

RESOLVED: That application 26/01373/S73 be **GRANTED** planning permission subject to the conditions as set out in the report of the Development and Conservation Manager.

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 Schedule 12A of the said Act (as amended).

9 PLANNING ENFORCEMENT UPDATE - PART 2

The Conservation and Planning Enforcement Team Leader presented the Information Note entitled 'Planning Enforcement Quarterly Report – Part 2'.

10 PLANNING ENFORCEMENT UPDATE - PART 1

The Conservation and Planning Enforcement Team Leader presented the Information Note entitled 'Planning Enforcement Quarterly Report – Part 1'.

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