# 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, 22nd October, 2026 at 7.00 pm**

## 1 APOLOGIES FOR ABSENCE

The Chair advised that under Section 4.8.4(c) of the Constitution, Councillor Tim Johnson had been appointed as a Substitute Member for this meeting only and had substituted for Councillor Ruth Brown, who had provided apologies.

Apologies for absence were also received from Councillors Ruth Brown, Emma Fernandes and Louise Peace.

Having given due notice, Councillor Mick Debenham substituted for Councillor Fernandes.

## 2 MINUTES - 17 SEPTEMBER 2026

***RESOLVED:*** That the Minutes of the meeting of the Committee held on 17 September 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 25/02571/OP - GROWING BALDOCK DEVELOPMENT SITE - BA1 (LAND EAST OF NORTH RD AND NORTH OF RAILWAY LINE); BA10 (LAND BETWEEN RAILWAY LINE AND ROYSTON RD); BA3 (LAND WEST OF A505); BA2 (LAND SOUTH OF CLOTHALL RD); Walls Field; Urban Open Land West Of A505, And Land West Of North Rd, Baldock**

***RESOLVED:*** That application 25/02571/OP be ***GRANTED*** planning permission subject to:

A) The completion of a satisfactory legal agreement (which will provide priority towards increasing affordable housing provision, which should be onsite where possible, before consideration is given to any other planning obligations with the viability review mechanisms) and the applicant agreeing to extend the statutory period in order to complete the agreement; 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, including the addition of informatives pertaining to North Herts Council Member representation on the stewardship body for open space, and the expectation for all roads to be constructed to an adoptable standard and adopted by Hertfordshire County Council Highways; and

C) The conditions set out in the report of the Development and Conservation Manager, with the following additional Conditions 24 and 25, amendments to Definition 2 and Conditions 3, 6, 23, 34 and 36, and the renumbering of Conditions 62 and 63 (previously Conditions 24 and 25):

*'Definition 2*

*"Enabling Works" shall refer to preparation works to make the site ready for construction. Such works include (but are not exclusively limited to) site or ground clearance and preparation; surveying; environmental and hazardous substance testing and sampling; soil tests; remediation works; pegging out; tree protection; ecological survey and mitigation works; archaeological investigation; site clearance; ground improvement works; construction of boundary fencing or hoardings including for site security, demolition and removal of buildings and other structures; creation of temporary haul roads and enabling works to accesses or other works or operations to enable any of these works to take place including ground and site works.*

*Condition 3*

*Development shall not commence, except for Enabling Works, development within BA2 and the approved accesses shown on the approved access plans set out in Condition 5, unless:*

- *It falls within a Phase and an approved Reserved Matters Area; or*
- *The proposed development is identified as development advanced outside a Phase in accordance with Condition 8.*

*Reason: For the avoidance of doubt and to secure comprehensive, coordinated and sustainable development and to ensure that infrastructure provision and environmental mitigation are provided in time to cater for the needs and impacts arising from development in accordance with Policies SP1 and SP9 of the North Hertfordshire Local Plan (2022).*

*Condition 6*

*The development hereby permitted shall be carried out wholly in accordance with the supporting approved documents and plans listed below:*

*UAC092-001-RevF*
*PC7029-ITP-CE-GB-DR-D-0150-P01*
*PC7029-ITP-CE-GB-DR-D-0152-P02*

*Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.*

*Condition 23*

*No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved 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 and methodology of site investigation and recording, preservation in situ of heritage assets and no dig areas as required by the evaluation.*
3. *The programme for post investigation assessment.*
4. *Provision to be made for analysis of the site investigation and recording.*
5. *Provision to be made for publication and dissemination of the analysis and records of the site investigation.*
6. *Provision to be made for archive deposition of the analysis and records of the site investigation.*
7. *Provision to be made for public engagement and interpretation.*
8. *Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.*

*Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).*

*Condition 24*

*The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition 23.*

*Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).*

*Condition 25*

*The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition 23 and the provision made for analysis and publication where appropriate.*

*Reason: In the interests of protecting heritage assets with archaeological interest in accordance with Policy HE4 of the North Hertfordshire Local Plan (2022).*

*Condition 34*

*No more than 850 dwellings forming part of the development of BA1 as identified on the approved Development Specification (Figure 1) shall be occupied until the Primary Street connection between the A507 (North Road) and B656 (Royston Road) access junctions has been delivered.*

*Reason: To ensure a satisfactory access in the interests of highway safety in accordance with Policy T1 of the North Hertfordshire Local Plan (2022) and Policy TR4 of the National Planning Policy Framework (2026) and to ensure the safety and operation of the Strategic Road Network.*

*Condition 36*

N*o more than 850 dwellings forming part of the development of BA1 as identified on the approved Development Specification (Figure 1) shall be occupied until the A505 and B656 (Royston Road) junction works to provide access into BA1 have been delivered.*

*Reason: To ensure a satisfactory access in the interests of highway safety in accordance with Policy T1 of the North Hertfordshire Local Plan (2022) and Policy TR4 of the National Planning Policy Framework (2026) and to ensure the safety and operation of the Strategic Road Network.*

*Condition 62 (renumbered from Condition 24)*

*If within a period of five years from the date of the planting of any tree or shrub or any tree or shrub planted in replacement for it is remove or up-rooted or destroyed or dies, another tree or shrub of the same species and size as that originally planted shall be planted as a replacement.*

*Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policy D1 of the North Hertfordshire Local Plan (2022) and Policies DP3 and N3 of the National Planning Policy Framework (2026).*

*Condition 63 (renumbered from Condition 25)*

*Retained trees, woodland and hedgerows shall receive appropriate protection during the construction phase through the use of tree root protection zones and barriers in accordance with BS5837: 2012 Trees in relation to design, demolition and construction.*

*Reason: To ensure a satisfactory appearance to the development, to safeguard the visual character of the area and in the interests of promoting ecology in accordance with Policies D1 and NE4 of the North Hertfordshire Local Plan (2022) and Policies DP3 and N3 of the National Planning Policy Framework (2026).'*

**7 26/01125/S73 HUB FITNESS, UNIT 1-4, GLOVERS COURT, HITCHIN, HERTFORDSHIRE, 23-25 BURY MEAD ROAD, SG5 1RP**

***RESOLVED:*** That application 26/01125/S73 be ***GRANTED*** planning permission subject to the conditions set out in the report of the Development and Conservation Manager, and the reimposition of these conditions on planning permission for application 87/01900/1, with the removal of Condition 6 and the following amendments to Conditions 3 and 5:

*'Condition 3*

*No exercise or fitness activity associated with the Class E(d) use shall take place within the external areas associated with Units 1–4 before 08:00.*

*The external areas associated with Units 1–4 shall not be used for any Class E(d) activity involving:*

*a) amplified music or amplified speech; or*
*b) the dropping, throwing or striking of weights or other exercise equipment. All other outdoor exercise and fitness activities associated with the Class E(d) use shall be undertaken in accordance with the approved Noise and Operations Management Statement dated July 2026.*

*Reason: To safeguard the living conditions of neighbouring residential occupiers from noise and disturbance arising from activities undertaken outside the building, in accordance with Policy D3 of the North Hertfordshire Local Plan 2011–2031.*

*Condition 5*

*The acoustic mitigation measures identified in the approved Noise and Operations Management Statement dated July 2026, including the works to the rear fire exit door, air bricks and roof serving Units 1–4, shall be fully implemented within 3 months of the date of this permission. The acoustic mitigation measures shall thereafter be retained and maintained for so long as the Class E(d) use continues.*

*Reason: To minimise the transmission of noise from the premises and safeguard the living conditions of neighbouring residential occupiers, in accordance with Policy D3 of the North Hertfordshire Local Plan 2011–2031.'*

**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 - 3 SEPTEMBER 2026**

***RESOLVED:*** That the Part 2 Minutes of the meeting of the Committee held on 3 September 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.