

10 April 2026

Our Ref. Planning Control Committee 21 April 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, Bryony May, Caroline McDonnell, Louise Peace, Martin Prescott, Tom Tyson and Dave Winstanley

Substitutes: Councillors Daniel Allen, Tina Bhartwas, Sadie Billing, Jon Clayden, Mick Debenham, Joe Graziano, Steve Jarvis and Claire Strong

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

TUESDAY, 21ST APRIL, 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**

Item		Page
1.	APOLOGIES FOR ABSENCE 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.	
2.	NOTIFICATION OF OTHER BUSINESS 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.	
3.	CHAIR'S ANNOUNCEMENTS 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.	
4.	PUBLIC PARTICIPATION To receive petitions, comments and questions from the public.	
5.	25/02401/OP LAND SOUTH OF TURNPIKE LANE, ICKLEFORD, HERTFORDSHIRE REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER Erection of up to 100 dwellings with means of access from Turnpike Lane including associated landscaping, drainage, car parking; infrastructure and all ancillary and enabling works following demolition of all existing structures (all matters reserved except means of access).	(Pages 5 - 66)

6. **26/00006/FP LAND TO NORTH OF, STEVENAGE ROAD, HITCHIN, HERTFORDSHIRE** (Pages 67 - 94)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
 Erection of 50no. residential dwellings (including affordable) with public open space, associated parking, landscaping and access.
7. **25/02794/RM HIGHOVER FARM, HIGHOVER WAY, HITCHIN, HERTFORDSHIRE, SG4 0RQ** (Pages 95 - 112)
 REPORT OF THE DEVELOPMENT AND CONSERVATION MANAGER
 Reserved Matters for - Construction of Phase 1 Residential comprising 236 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space provision in accordance with condition 3, 7, 10 and 11 of 18/01154/OP (and the partial discharge of associated condition 19)., The outline application was EIA development and an ES was provided. An EIA update note is provided with this Reserved Matters application.
8. **EXCLUSION OF PRESS AND PUBLIC**
 To consider passing the following resolution: 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. **PLANNING ENFORCEMENT QUARTERLY REPORT - PART 2** 113 -
 INFORMATION NOTE OF THE DEVELOPMENT AND CONSERVATION 116
 MANAGER
 To provide Members with a quarterly update on planning enforcement.
10. **PLANNING ENFORCEMENT QUARTERLY REPORT - PART 1** (Pages 117 - 130)
 INFORMATION NOTE OF THE DEVELOPMENT AND CONSERVATION
 MANAGER
 To provide Members with a quarterly update on planning enforcement.