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NORTH HERTFORDSHIRE DISTRICT COUNCIL

DECISION SHEET

Meeting of the Planning Gateway Meeting held in the Via Teams on Monday, 2nd November, 2026 at 11.50 am

1 PLANNING GATEWAY ASSESSMENT

No Minutes are produced for Planning Gateway Meetings, the decisions from the meeting held on 2 November 2026 are attached below.

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The **"Gateway meeting"** is the procedural mechanism used to evaluate whether an application can bypass default officer delegation and be referred to a full planning committee.

This meeting is between the Nominated Member - Councillor Nigel Mason (Chair of Planning Control Committee) and the Nominated Officer - Shaun Greaves (Development and Conservation Manager). A referral to committee can only happen if **both** the Development and Conservation Manager (or substitute) and the Chair of PCC (or substitute) explicitly agree at the Gateway meeting that the test is met.

Only **Schedule 2 applications** (major developments and specific substantial planning matters) are automatically or optionally referred to the Gateway meeting for screening.

The "Gateway Test" criteria must be met to qualify for committee referral, the application must be proven to raise either a **significant local economic, social, or environmental issue**, or a **significant planning matter** concerning the local development plan. Guidance emphasizes that applications adhering to existing site allocations or those where technical consultee objections have already been mitigated do not pass this test.

If the Development and Conservation Manager and Chair of PCC disagree during the Gateway meeting, the application **automatically defaults back to officers** for determination.

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Application ref No. and case officer	**Address and Description of proposal**	**Reason for referral** **Potential -**	**Recommendation** **Decision** Options are: • Agree to report Planning Control Committee (PCC) • Delegate to officers • Defer
16/02014/1 Sam Dicocco & Intan Keen	Land West Of Cockernhoe / Land East Of Copthorne, Cockernhoe, Hertfordshire Outline Planning Application with All Matters Reserved for: Erection of up to 660 dwellings (Class C3) (or equivalent - up to 100 bedspaces), 2 -form entry primary school, and local community hub, together with associated public open space, landscaping , highways and drainage infrastructure works (Updated site boundary	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area and **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	Recommend - Take to PCC **Decision – Report to PCC** *The Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area [and] it raises one or more significant planning matters having regard to the development plan and other material considerations*.

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	development description, plans, and supporting documents including Development Specification and Environmental Statement Addendum received October 2025).		
17/00830/1 Sam Dicocco & Intan Keen	Land South And North West Of Cockernhoe And East Of Wigmore (Stubbocks Walk), Brick Kiln Lane, Cockernhoe, Hertfordshire Outline Planning Application with All Matters Reserved, for demolition of existing buildings and construction of up to 1,400 new dwellings (C3 use) together with retail, educational and community facilities (A1-A5, D1 and D2 uses) and associated roads, open space, green infrastructure and ancillary infrastructure (Updated plans, and supporting documents including Environmental Statement Addendum received October 2025)	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area. and **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	Recommend – Report to PCC **Decision – report to PCC** *The Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area [and] it raises one or more significant planning matters having regard to the development plan and other material considerations*.

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25/01696/OP Naomi Reynard	Land South East Of Holwell Road And North Of Hambridge Way, Pirton Outline application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage system (SuDS), and associated works with all matters reserved save for access (additional supporting information received 17th September and 2nd December 2025)	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area. and **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	Recommend – take to PCC **Decision – Report to PCC** *The Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area [and] it raises one or more significant planning matters having regard to the development plan and other material considerations*.
25/01947/FP Ben Glover	Land South Of A507 Near Cumberlow Green, Clothall Road, Clothall, Hertfordshire Battery Energy Storage System (BESS), ground mounted solar farm, associated infrastructure, access and landscaping.	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area and **Significant Planning Matters:** One or more significant planning	Recommend – take to PCC **Decision – Report to PCC** *The Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area [and] it*

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		matters, having regard to the Development Plan and other material consideration	*raises one or more significant planning matters having regard to the development plan and other material considerations*.
25/03080/HYA Naomi Reynard	GA2, Land North-East Of Great Ashby, Stevenage Hertfordshire Full application comprises the construction of vehicle access and an active travel link via Mendip Way, with associated landscaping and drainage works. The outline application, for which all matters are reserved except means of access, comprises the erection of up to 640 dwellings (Use Class C3), a site for a primary school, further land reserved for educational use (Use Class F1), a site for a community hub (Use Class F2/ Use Class E), with associated infrastructure. (As amended	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area and **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	Recommend - report to PCC **Decision – Report to PCC** *The Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area [and] it raises one or more significant planning matters having regard to the development plan and other material considerations*.

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25/03234/FP Paul Chaston	Land East of Bedford Road and north of the Priory School, Hitchin Creation of 50 no. one, two, three and four bedroom houses and apartments plus associated landscaping, open space, roads, drainage and other infrastructure (as amended)	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area. **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	Recommend – report to PCC **Decision – Report to PCC** *The Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area [and] it raises one or more significant planning matters having regard to the development plan and other material considerations*
26/00219/FP Henry Thomas	Evangelistic Church, York Way, Royston, Hertfordshire SG8 5HJ Erection of two storey church following demolition of existing single storey church and creation of pedestrian access.	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – Delegate **Decision – Delegate to officers** *By virtue of Regulation 5, it should be dealt with under delegated powers because the Nominated Member and Nominated Officer do not agree that the Gateway Test is engaged because it*

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			does not raise any issues of economic, social or environmental significance to the local area and nor does it raise any significant planning matters having regard to the development plan and other material considerations.
26/00276/FP Henry Thomas	Land Opposite Silver Ball, London Road, Reed, Hertfordshire SG8 8BA Erection of 21 Dwellings including creation of two vehicular access roads and off-site highway improvements, provision of play area, landscaping and associated infrastructure.	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – Defer **Decision - Defer to obtain further information.**
26/00558/HYA Paul Chaston	Land At Pound Farm, Bedford Road, Ickleford, Hertfordshire SG5 3RS Hybrid application for a mixed-use development to provide a total of up to 230 dwellings, a residential	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area And	Recommend – take to PCC **Decision – report to PCC** *The Nominated Member and Nominated Officer agree that it is*

	care home (Use Class C2), an Independent Special School (ISS) and new sports pitch, with access from Bedford Road, landscaping, parking and SuDS comprising: Phase 1 Application for full planning permission for the erection of 100 dwellings, an ISS, new sports pitch and associated parking, landscaping, open space and SuDS; Phase 2 An outline application on the remaining part of the site for the erection of up to 130 dwellings, a residential care home (Use Class C2) and associated works with access from Bedford Road (all matters reserved apart from access).	**Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	*necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area [and] it raises one or more significant planning matters having regard to the development plan and other material considerations*
26/00705/FP Anne McDonald	Connor Gardens, Danesbury Park Road, Welwyn, Hertfordshire AL6 9SN Change of use of land to residential static caravans/park homes to	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area. And/or	Recommend – Defer **Decision – Defer to obtain further information**

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	include footpath extension, parking, improved access points and associated landscaping (including changing the levels of part of the quarry area) and infrastructure.	**Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	
26/00842/FP Henry Thomas	Redwings Lodge Hotel Great North Road, Hinxworth Baldock, Hertfordshire SG7 5EX Two storey extension to provide an additional 51 bedrooms including parking and landscaping	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – PCC **Decision – Defer to obtain further information**
26/01224/S73 Peter Bull	Ashwell Road, Bygrave Variation of Condition number 26 (CTMP) (as amended by information received 16 July 2026): vary the number of daily articulated lorry visits and the permitted hours of construction vehicle movements, of planning permission reference 22/00741/FP	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – PCC **Decision – Report to PCC** *The Nominated Member and Nominated Officer agree that it is necessary to take this to PCC because it raises one or more issues of economic, social or environmental significance to the local area.*

	granted on 17.06.2024 for: Ground mounted solar photovoltaic (PV) farm including battery energy storage; continued agricultural use, ancillary infrastructure, security fencing, landscaping provision, ecological enhancements and associated works (as amended by information received 29 January 2024).		*In this case it is considered that the issue of environmental significance to the local area relates as much to the proposed increase in hours of HGV movements as the proposed increase in movements.*
26/01924/FP Linda Walker	Former Big Cat Sanctuary, Codicote Road, Welwyn. (cross boundary application) Demolition of all existing buildings and structures on site and the redevelopment of the site to provide no. 109 residential units with access, parking, hard and soft landscaping, public open space and associated works.	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area. **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	Recommend – PCC **Decision – defer to obtain further information**
26/02274/RM Linda Walker	Highover Farm, Hitchin	**Local Significance:** One or more economic, social, or	Recommend – Defer

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	Construction of Phase 2a residential comprising 157 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space. (18/01154/OP).	environmental issues of significance to the local area. And/or **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	**Decision – defer to obtain further information**
26/02363/RM Linda Walker	Highover Farm, Hitchin Construction of Phase 2b: Icknield Linear Park East/Dane Walk comprising open space, landscaping and footpath/cycleway (18/01154/OP).	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area. And/or **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	Recommend – Defer **Decision – Defer to obtain further information**
26/02528/OP Tom Howe	Land Off Holwell Road, West Lane Pirton, Hertfordshire SG5 3QP	**Local Significance:** One or more economic, social, or	Recommend - Defer

	Outline planning application (all matters reserved) for 30 residential dwellings, associated landscaping and biodiversity net gain.	environmental issues of significance to the local area. And/ or **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	**Decision – Defer to obtain further information**