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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

To consider the Applications attached for referral to the Planning Control Committee.

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National Scheme of Delegation
Schedule2 applications for Gateway Meeting on 2 November 2026

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 Councillor Nigel Mason (Chair of Planning Control Committee) and 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** Agree take to PCC/Delegate/ 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 development description, plans, and supporting documents including Development	**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

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	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 – Take to PCC Decision
25/01696/OP Naomi Reynard	Land South East Of Holwell Road And North Of Hambridge Way, Pirton	**Local Significance:** One or more economic, social, or	Recommend – take to PCC Decision

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	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)	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	
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 matters, having regard to the Development Plan and other material consideration	Recommend – take to PCC Decision

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25/03080/HYA	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 - take to PCC Decision
25/03234/FP Paul Chaston	Land East of Bedford Road and north of the Priory School, Hitchin	**Local Significance:** One or more economic, social, or	Recommend – take to PCC

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	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)	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	
26/00219/FP	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
26/00276/FP	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	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – Defer Decision

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	area, landscaping and associated infrastructure.		
26/00558/HYA	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 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	**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

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	works with access from Bedford Road (all matters reserved apart from access).		
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 include footpath extension, parking, improved access points and associated landscaping (including changing the levels of part of the quarry area) and infrastructure.	**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
26/00842/FP	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

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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 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).	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – PCC Decision
26/01924/FP Linda Walker	Former Big Cat Sanctuary, Codicote Road, Welwyn. (cross boundary application)	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – PCC Decision

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	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.	**Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	
26/02274/RM Linda Walker	Highover Farm, Hitchin Construction of Phase 2a residential comprising 157 dwellings, associated road, drainage, servicing/utilities infrastructure, landscaping and open space. (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
26/02363/RM Linda Walker	Highover Farm, Hitchin Construction of Phase 2b: Icknield Linear Park East/Dane Walk	**Local Significance:** One or more economic, social, or environmental issues of significance to the local area.	Recommend – Defer Decision

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	comprising open space, landscaping and footpath/cycleway (18/01154/OP).	And/or **Significant Planning Matters:** One or more significant planning matters, having regard to the Development Plan and other material consideration	
26/02528/OP	Land Off Holwell Road, West Lane Pirton, Hertfordshire SG5 3QP Outline planning application (all matters reserved) for 30 residential dwellings, associated landscaping and biodiversity net gain.	**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

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