

PLANNING CONTROL COMMITTEE**DATE: 09 October 2025****PLANNING APPEALS DECISION**

APPELLANT	DESCRIPTION	SITE ADDRESS	REFERENCE	APPEAL DECISION	COMMITTEE/ DELEGATED	COMMENTS
Redrow Homes South Midlands	Variation of wording to Condition 3 and Condition 20 of planning permission 18/01502/OP granted on 25.07.2023.	Land Between Royston Road And Cambridge Road Barkway	24/01994/S73	Appeal Withdrawn On 05 September 2025	Not Applicable	
Mr Bruce Parker	Altered vehicular access to facilitate the use of land as a community car park together with the installation of new gates and fencing and associated landscaping.	Land To The East Of Old Hale Way Hitchin	24/01920/FP	Appeal Dismissed On 11 September 2025	Delegated	<p>The Inspector concluded that:</p> <ul style="list-style-type: none">• The proposal would not preserve the openness of the Green Belt. It would not assist in safeguarding the countryside from encroachment. The proposed development would therefore fall outside the exceptions set out in paragraph 154 h) of the Framework and would be inappropriate development in the Green Belt.• The proposal would be contrary to Policies SP1(Sustainable development in North Hertfordshire) and

						<p>SP2 (Settlement Hierarchy and Spatial Distribution) of the of the North Hertfordshire Local Plan 2011 – 2031(LP) which seek, amongst other things, to manage the pattern of development across the Council area in order to support the principles of sustainable development. The proposal would also be contrary to an overarching aim of the Framework, which is to manage patterns of growth in support of promoting the use of sustainable transport.</p> <ul style="list-style-type: none"> • The proposal would also be contrary to Hertfordshire's Local Transport Plan 2018 – 2031 (May 2018) which seeks to achieve a change in travel behaviour so that people choose to travel by other modes for journeys that do not need to be made by car. • The proposal would be contrary to Policy T1 (Assessment of transport matters) of the LP which seeks, amongst other things, that development does not lead to highway safety problems or cause
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						unacceptable impacts upon the highway network.
Mr Bruce Parker	Erection of one detached 2-bed farm workers dwelling.	Land At New Pound Farm East Side Of Old Hale Way Hitchin SG4 0SA	24/02009/FP	Appeal Dismissed On 11 September 2025	Delegated	The Inspector concluded, that the proposal would harm the Green Belt. Therefore, this is a situation in terms of paragraph 11 (d) (i) of the Framework, where the presumption in favour of sustainable development is not engaged because the application of the policies in the Framework that protect land designated as Green Belt provides a clear reason for refusing the development proposed.
Knebworth Estates	Erection of five single storey terraced dwellings with associated landscaping, boundary fencing and cycle storage.	Old School House Park Lane Old Knebworth SG3 6PR	24/02652/FP	Appeal Dismissed On 15 September 2025	Delegated	The Inspector concluded that the proposal would be inappropriate development in the Green Belt and the very special circumstances necessary to justify the development do not exist. The Inspector also concluded the development would result in harm to the significance of the Old Knebworth Conservation Area which would not be outweighed by public benefits. Both of these matters provide a strong reason for refusing the development. Consequently, irrespective of the level of shortfall (the Council concedes that it cannot currently demonstrate a five-year supply of deliverable housing sites), paragraph 11(d)ii of the Framework is not engaged and the proposal does not

						benefit from the presumption in favour of sustainable development in this instance.
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