

## NORTH HERTS COUNCIL

WEEK ENDING FRIDAY 30 AUGUST 2024

# MEMBERS' INFORMATION

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Produced by the Communications Team.

Any comments, suggestions or contributions should be sent to the Communications Team at

[MIS@north-herts.gov.uk](mailto:MIS@north-herts.gov.uk)

# NEWS AND INFORMATION

## AGENDA & REPORTS

### PUBLISHED WEEK COMMENCING 26 AUGUST 2024

Cabinet – 10 September 2024

### FORTHCOMING MEETINGS WEEK COMMENCING 2 SEPTEMBER 2024

Overview and Scrutiny Committee – 3 September 2024  
Finance, Audit and Risk Committee – 4 September 2024  
Planning Control Committee – 5 September 2024

### UPCOMING CHAIR'S ENGAGEMENTS FROM FRIDAY 30 AUGUST 2024

Date	Event	Location
	None	

### UPCOMING VICE-CHAIR'S ENGAGEMENTS FROM FRIDAY 30 AUGUST 2024

Date	Event	Location
	None	

### UPCOMING OTHER EVENTS FROM FRIDAY 30 AUGUST 2024

Date	Event	Location
Monday 2 September 2024 6pm – 8pm	Member Briefing – Environmental Health	Council Chamber, District Council Offices or via Zoom

**LEGAL AND COMMUNITY  
SAFEGUARDING**

# **MEMBERS INFORMATION NOTE**

## **Safeguarding Training**

Safeguarding relates to the action taken to promote the welfare of children and adults at risk and protect them from harm.

Safeguarding is everyone's responsibility and all NHC employees, volunteers and members have a duty to take action to safeguard children and adults at risk in our communities.

NHC offers two levels of training and the level of training required is determined by how much contact, be that direct or indirect (email, telephone, post etc.) you have with children and adults including access to personal and sensitive information about them.

The levels of training are:

### **Basic**

- a 3-hour long course which is required to refresh every 3 years.
- This is for any member that has contact, either directly or indirect with children and adults and/or access to personal and sensitive information.
- There are separate basic courses for children and adults at risk.

### **Advanced**

- a 6-hour course which is required to be refreshed every 3 years.
- This is for any member who manages another member or is a Designated Safeguarding Officer.
- There are separate advanced courses for children and adults at risk.

**Safeguarding training courses YR24/25:**

- Basic Adult – Tuesday 10<sup>th</sup> September 2024
- Basic Child – Thursday 17<sup>th</sup> October 2024
- Basic Adult – Wednesday 13<sup>th</sup> November 2024
- Basic Child – Tuesday 21<sup>st</sup> January 2025
- Advanced Adult – Wednesday 29<sup>th</sup> January 2025
- Basic Adult – Thursday 30<sup>th</sup> January 2025
- Advanced Child – Wednesday 26<sup>th</sup> February 2025
- Basic Adult – Wednesday 5<sup>th</sup> March 2025

**Members safeguarding training compliance per requirement: (based on 51 Members elected as of May 2024)**

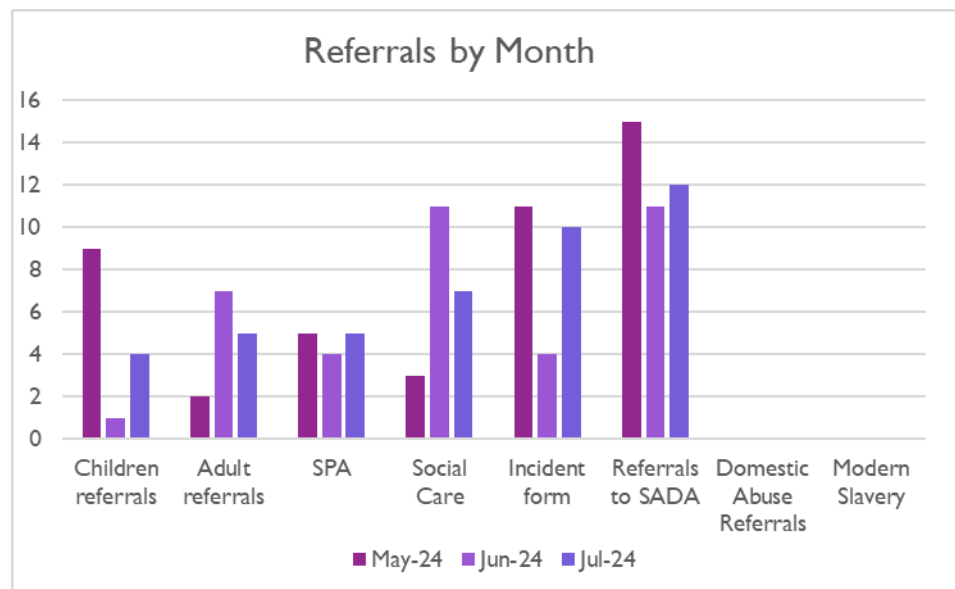
27 members attended the safeguarding training session prior to the Full Council meeting on the 11<sup>th</sup> July 2024.

The video of the session is available to view here <https://youtube.com/live/2LApcl9g-Js>

**REQUEST:**

Please return the safeguarding members handout to [safeguarding@north-herts.gov.uk](mailto:safeguarding@north-herts.gov.uk), which was emailed to all Councillors after the training session prior to the Full Council meeting in July.

**Referrals by month**



### **Safeguarding Updates- July 2024**

- 31 referrals were received into safeguarding in July. Of those referrals submitted to HCC and out of county;
- 5 referrals accepted.
- 7 referrals were not accepted.
- 9 external referrals, no feedback received at time of report.
- 10 internal incident forms only.
- In addition, NHC submitted 12 referrals to SADA.

### **External Boards HSCP & HSAB**

HSCP & HSAB training and resources can be viewed here:

[HSAB and HSCP training and resources | Hertfordshire County Council](#)

### **HSCP Annual Report 2023-24**

The HSCP annual report for 2023-24 is now available on their website. [HSCP Annual Report 2023-24 \(hertfordshire.gov.uk\)](#)

### **Self-test DNA Kits**

NHS England have sent out an alert with regards to concerns about self-test kits being promoted for use amongst sexual assault and abuse survivors, with particular focus on universities and engagement during fresher's week.

### **Child Protection Conferences**

In agreement with HSCP, all Child Protection Conferences from the 9<sup>th</sup> September 2024 will be held in person, with no option to join via MS Teams. The decision to move forward with in person conferences is to develop strong relationships with families through face-to-face meetings throughout the entirety of their Child Protection journey, to lead to better outcomes for children and families.

### **Beacon**

Shared their August newsletter from Beacon, which details the accomplishments of the past few months which included:

- ASB Specialist spoke at a national webinar for the Public Policy Exchange focusing on the work being done to support those undergoing the ASB Case Review process.
- June saw the Annual Beacon Victims Awareness Conference with the theme of "Meeting the needs of the victims today and tomorrow". The conference brought together key agencies across Hertfordshire and had a range of speakers.
- Over the coming months Beacon are looking to hold Community Cafes to raise awareness of the services provided and engage with the public in a different way. The focus of the second Victims Advisory Board is on Restorative Justice.

### **Mental Health and Wellbeing Support**

With events in towns and cities across the country, below is details of where you can access support for your mental health and wellbeing.

### **Hertfordshire Mind Network**

- Hertfordshire Mind Network deliver mental health support in Hertfordshire with a range of services. Please see the list of services for adults on the link below:

- <https://www.hertsmindnetwork.org/services-for-adults/>
- Hertfordshire Mind services for children and young people can be found here:
- <https://www.hertsmindnetwork.org/services-for-young-people/>

### **Hector's House**

- Hector's House provide listening services, help, and advice so that people can get access to the mental health support they need.
- [Hector's House Our Work - Hector's House \(hectorshouse.org.uk\)](https://www.hectorshouse.org.uk)
- You can email them here: [hihector@hectorshouse.org.uk](mailto:hihector@hectorshouse.org.uk)

### **Samaritans**

- Whatever you're going through, a Samaritan will listen without judging or telling you what to do.
- [www.samaritans.org](http://www.samaritans.org)
- You can call them on 116 123.
- (Freephone 24 hours a day, 365 days a year)

### **Togetherall**

- Togetherall is a peer-to-peer, clinician-moderated online community, which is free for Hertfordshire residents. It's available 24/7 and offers a space to talk to others and access wellbeing support.
- You can sign up here: [Hertfordshire | Togetherall](https://www.togetherall.com/hertfordshire)

### **HCC Mental Health Services**

- Please visit [Mental health and wellbeing](#) to answer a few questions which will help.
- You can also access HCC [how are you feeling today](#) booklet online

### **Learning Bulletin from HSCP**

HSCP shared the Seven Golden Rules that must be abided by when sharing information, and this aligns with DfE Information Sharing Guidance. [DfE Information Sharing Guidance](#)

Seven Golden Rules are:

1. All children have a right to be protected from abuse and neglect. Protecting a child from such harm takes priority over protecting their privacy, or the privacy rights of the person(s) failing to protect them.
2. When you have a safeguarding concern, whenever it is practicable and safe to do so, engage with the child and/or carer(s), and explain who you intend to share information with, what information you will be sharing and why.
3. You do not need consent to share personal information about a child and/or members of their family if a child is at risk or there is a perceived risk of harm.
4. Seek advice promptly whenever you are uncertain or do not fully understand how the legal framework supports information sharing in a particular situation.
5. When sharing information, ensure you and the person or agency/organisation that receives the information takes steps to protect the identities of any individuals (e.g. the child, a carer, a neighbour, or a colleague) who might suffer harm if their details became known to an abuser or one of their associates.
6. Only share relevant and accurate information with individuals or agencies/organisations that have a role in safeguarding the child and/or providing their family with support, and only share the information they need to support the provision of their service.

7. Record the reasons for your information sharing decision, irrespective of whether or not you decide to share the information.

### **Change Grow Live (CGL) Herts**

CGL Hertfordshire are opening their doors in September for Recovery Month. From 2pm to 4pm at each of CGL hubs, they will be showcasing the great work of the teams and celebrate the hard work of their service users.

### **Damp and Mould in Hertfordshire**

HSAB and HSCP have shared information and support on damp and mould in Hertfordshire, which includes:

- Health risks of damp and mould in the home
- Factors that influence damp and mould in the home
- Contact details for each District Council to report damp and mould.

Information on Organisations that can provide support:

- National Energy Foundation – 0800 107 0044
- Citizens Advice – 0800 144 8848
- HertsHelp - 0300 123 4044.

### **National Front Stickers**

There has been a report of National Front stickers being found at a train station with razor blades underneath. No reports of this in Hertfordshire or in the Eastern Region currently. If anything of this nature is seen locally or in neighbouring areas, please report to [Sophie.Lawrence@hertfordshire.gov.uk](mailto:Sophie.Lawrence@hertfordshire.gov.uk) and the local Police.

For more information please contact:

Name: Lisa McDonald  
Title: Interim Safeguarding Team Leader  
Tel: 01462 474 143  
Email: [safeguarding@north-herts.gov.uk](mailto:safeguarding@north-herts.gov.uk)



WASTE MANAGEMENT

# MEMBERS

# INFORMATION NOTE

Unfortunately, we are not yet permitted to formally announce the winner of the Refuse, Recycling and Street Cleansing contract however work has commenced on mobilising the new contract.

Chloe Hipwood- shared waste service manager will be hosting regular drop-in sessions to discuss matters relating to the new contract and the service change planned for August 2025. The first session will be on 2<sup>nd</sup> September at 3pm

## Microsoft Teams meeting

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 335 050 619 999

Passcode: DV7CSe

[Download Teams](#) | [Join on the web](#)

### **Urbaser will be transitioning to FCC,**

In December 2023 FCC successfully acquired Urbaser UK. FCC have advised us they will be making the transition to replace Urbasers branding with their own. We have been advised this will happen over time so we do not anticipate needing to notify residents of this change, especially given the announcement above, we do not wish to add confusion however if we need to, we will advise residents accordingly.





**National Planning Policy  
Framework, 2024  
Consultation  
Briefing Note**

As you will have no doubt heard the new Government is promoting a growth agenda. In order to facilitate the desired growth, the Government is seeking to make widespread reforms to the planning system.

From the 30 July to 24 September the Ministry of Housing, Communities and Local Government is seeking views on how they might revise national planning policy to support our wider objectives.

The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. The policies set out in this framework apply to the preparation of local and neighbourhood plans and to decisions on planning applications.

Officers are currently reviewing the consultation documentation and liaising with other Hertfordshire authorities, a response will be prepared in consultation with the Executive Member for Planning and Transport.

This briefing note sets out the changes proposed in the NPPF 2024 consultation paper and explains the implications for North Herts if they are carried forward into the final version.

### **Proposed reforms to the NPPF, published 30 July 2024**

1. The consultation seeks views on revising the NPPF to achieve sustainable growth across England. The changes are ultimately focussed on a strengthening of the drive to meet housing and other development needs.
2. It also considers wider proposals including, but not limited to
  - Increasing planning fees
  - Local plan intervention criteria
  - Appropriate thresholds for Nationally Significant Infrastructure Projects (NSIPs)

### **Updating the presumption (in favour of sustainable development)**

3. Amended paragraph 11d) of the NPPF states that

*'where there are no relevant development plan policies, or the policies for the supply of land are out-of-date, granting permission unless*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, in particular those for the location and design of development (as set out in chapters 9 and 12) and for securing affordable homes.'*

In relation to 'policies for the supply of land are out-of-date', footnote 9 clarifies that

*'this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 76); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.'*

4. We currently benefit from our Plan being recently adopted and thereby not having to evidence that we have a five-year housing land supply (5YHLS) as per the details set out in the 2023 NPPF. This element of the NPPF 2023 is being removed and with it our protection.
5. With regard to criterion (a) of footnote 9, North Herts does not currently have a 5YHLS. It currently sits at 3.9 years against our adopted housing requirement<sup>1</sup>. This means that should this come into force there is a presumption in favour of sustainable development through the decision-making mechanism, that is for large scale sites the Planning Control Committee.
6. In respect of criterion (b) of footnote 9, this does not apply to us as our latest Housing Delivery Test (HDT) result, 2022 (publication delayed until December 2023) was 118%.
7. Paragraph 11d) ii) does emphasise the importance of the location and design of the development and affordable housing considerations when applying the presumption, although not expressly setting out how much weight is to be given.

### **Changes to housing need**

8. A new Standard Method has been proposed for establishing housing need to drive the boost to housing delivery. It adopts a two-step approach for each Local Authority Area:
  - Take 0.8% of the current housing stock of the area;
  - Apply an uplift, based on the three-year average of the median workplace-based affordability ration, with an increase of 15% for every unit above four.

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<sup>1</sup> [Five Year Housing Land Supply Position Statement 2024.pdf \(north-herts.gov.uk\)](#)

9. This means for North Herts that our housing delivery figure increases from 910 units, under the current methodology, to 992, under the proposed method, resulting in an average annual net addition of 467 units<sup>2</sup>. This is shown in the published [‘Outcome of the proposed revised method’](#) included as part of the Governments consultation.

<b>ONS Code</b>	<b>Local Authority Name</b>	<b>Region</b>	<b>Current Method</b>	<b>Proposed Method</b>	<b>Average Annual Net additions (2020/21-2022/23)</b>
E07000099	North Hertfordshire	East of England	910	992	467

10. There are also proposals to amend the policy on housing mix. Paragraph 64 is amended to include a specific reference to Social Rent<sup>3</sup> and ‘looked after children’ as those for whom needs should be assessed and reflected in planning policies.
11. Paragraph 66 requires that policies specify the minimum proportion of Social Rent homes required and that major development should ‘*expect that the mix of affordable housing required meets identified local needs, across both affordable housing for rent and affordable home ownership tenures*’.
12. Our Local Plan currently requires affordable housing to be delivered as follows, based upon evidence submitted for examination (this will of course be updated again in line with the next Local Plan update).

<b>Size of site (gross dwellings)</b>	<b>Target % of dwellings to be affordable</b>
11 – 14	25%
15 – 24	35%
25 or more	45%

Of which

<b>Affordable housing type</b>	<b>Target % of dwellings</b>
Rented	65%

<sup>2</sup> Annual net additional dwellings, MHCLG. Recent delivery is defined as average annual net additions over the last 3 years (2020/21 to 2022/23). Net additions for local authorities are taken from [Table 122: housing supply; net additional dwellings by local authority district, England](#)

<sup>3</sup> Social rent housing is provided by social landlords and rented for less than would be paid if renting privately. It typically has lower rents than Affordable Rent (Affordable Rent must be at least 20% cheaper than the equivalent private rent in the area and must be below the value of the Local Housing Allowance of the area)

Other forms of affordable housing	35%
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13. Paragraph 69 proposes a change to support the delivery of ‘mixed tenure sites’ to provide a range of benefits including, but not limited to, creating diverse communities and supporting timely build out rates.

### **Housing land supply**

14. This NPPF reverses the changes made to housing land supply in the 2023 NPPF.
15. Paragraph 76 restores the requirements for Local Planning Authorities (LPAs) to demonstrate a five-year housing land supply (5YHLS), even when the adopted plan is less than five years old. As discussed previously, this change affects North Herts as we are unable to demonstrate a 5YHLS, we can only demonstrate a supply of 3.9 years against our adopted housing requirement.
16. The requirement to include a 5% buffer to ensure choice and competition in the market for land has been reinstated along with the 20% buffer for LPAs that have scored below 85% in the HDT.
17. This means, in respect of the reinstatement of the 5% buffer for choice and competition, that our 5YHLS figure is lowered further to approximately 3.7 years<sup>4</sup> against our adopted housing requirement.
18. If we have to add an additional 20% buffer if our HDT score falls below 85%, we would be looking at a 5YHLS figure of approximately 3.1 years<sup>5</sup> against our adopted housing requirement.
19. The restoration of the 5YHLS obligations in full becomes potentially very powerful alongside the proposals for ‘Grey Belt’ for the delivery of the presumption of sustainable development.

### **Green Belt**

20. Green Belt policy has been reformed and introduced the ‘Grey Belt’, defined as

*‘For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the green belt comprising Previously Developed Land (PDL) and any other parcels and/or areas of Green Belt land that make a limited contribution to*

<sup>4</sup> Provisional figure

<sup>5</sup> Provisional figure

*the five Green Belt purposes (as defined in para 140 of this Framework), but excluding those areas or assets of particular importance listed in footnote 7 of this Framework (other than land designated as Green Belt)*'

Paragraph 140 of the NPPF sets out the five purposes of the Green Belt as

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

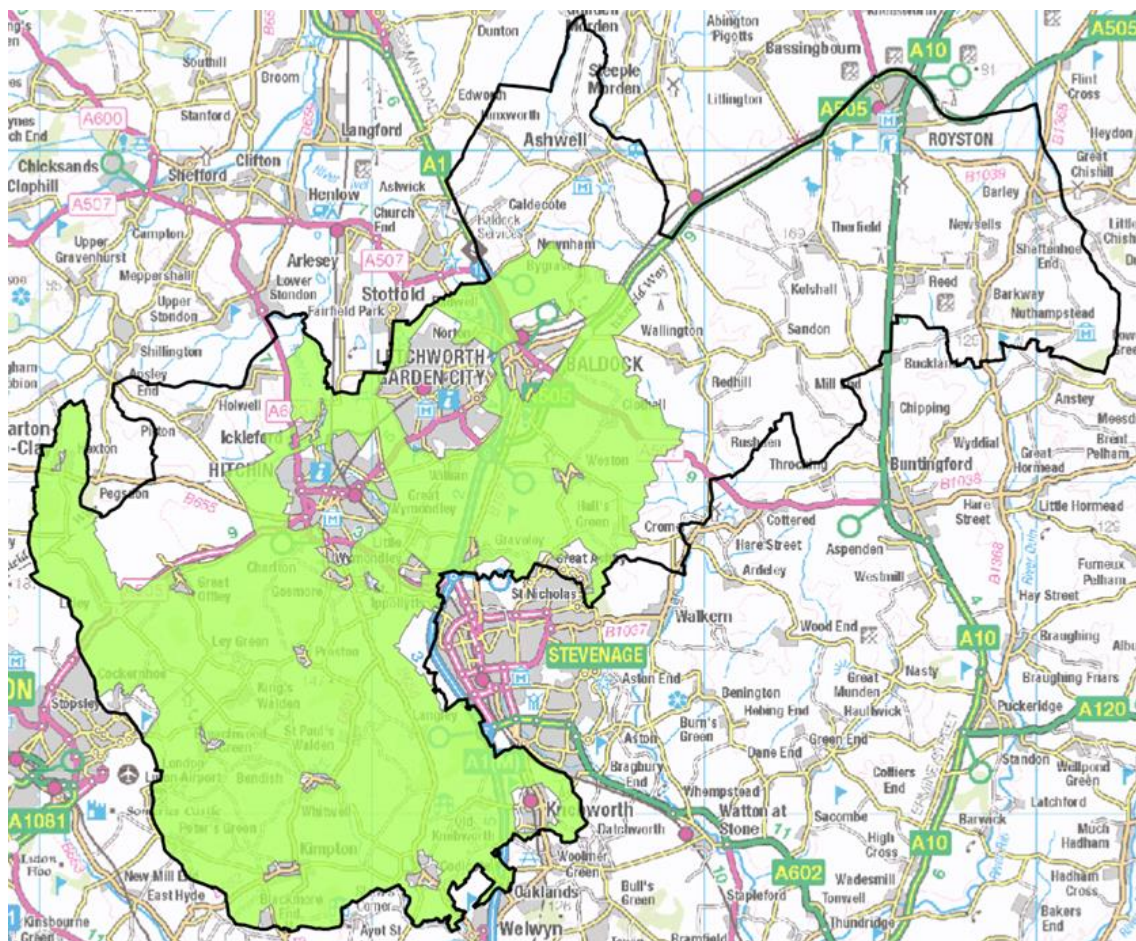


Fig 1 - Green Belt in North Herts

Footnote 7 (land excluded as grey belt) includes land relating to

- i. habitats sites (and those sites listed in paragraph 187) (a) potential Special Protection Areas and possible Special Areas of Conservation; b) listed or proposed Ramsar sites; and c) sites identified, or required, as compensatory measures for adverse effects on habitats sites,

potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites) and/or designated as Sites of Special Scientific Interest;

- ii. land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast;
- iii. irreplaceable habitats;
- iv. designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 74<sup>6</sup>) (Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets); and
- v. areas at risk of flooding or coastal change

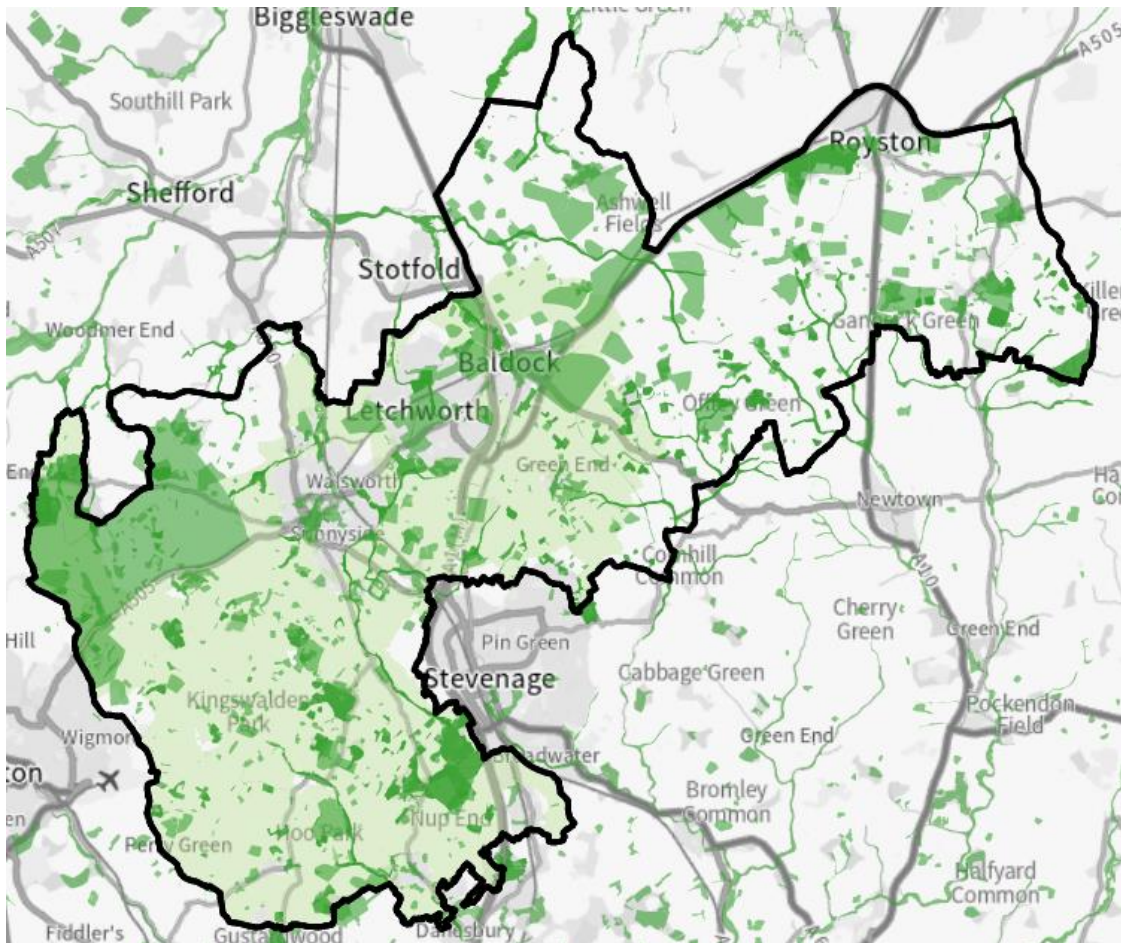


Fig 2 - Indicative areas relating to footnote 7 of the NPPF 2024 in North Herts

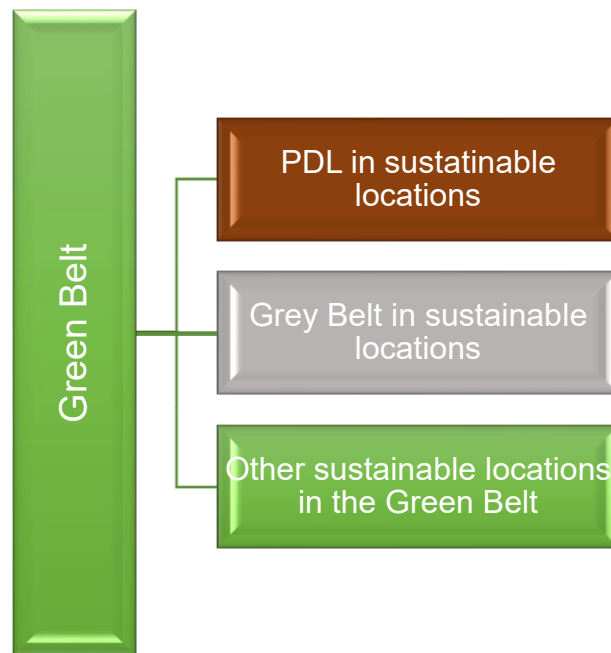
21. To clarify, Grey Belt refers to Previously Developed Land (PDL), and any other parcels/areas of Green Belt land that make limited contributions to

<sup>6</sup> We believe this reference is incorrect and should reference footnote 73

criteria a – e but excludes any areas or assets, within those parcels/areas, relating to i – v.

22. North Herts, through the Local Plan Examination, identified one strategic parcel that made limited overall contribution to the Green Belt in the District, to the east of Weston.
23. In addition, the District is rich in assets of particular importance, including the Chilterns National Landscape (as shown in fig 2), including any future possible extension of it.
24. The consultation does seek views upon providing further guidance for judging whether land makes a limited contribution to the Green Belt including land that will
  - a) *Not strongly perform against any Green Belt purpose; and*
  - b) *Have at least one of the following features:*
    - i. *Land containing substantial built development, or which is fully enclosed by built form*
    - ii. *Land which makes no or very little contribution to preventing neighbouring towns from merging into one another*
    - iii. *Land which is dominated by urban land uses, including physical developments*
    - iv. *Land which contributes little to preserving the setting and special character of historic towns*
25. This raises the potential that areas of land that are ‘urban fringe’ might characterise Grey Belt even if a conventional Green Belt Review finds that a site performs ‘moderately’ against Green Belt purposes individually or as a whole. Meaning that we may need to reassess our Green Belt in the District in accordance with the above criteria, as part of the Local Plan update. How much land is defined as Grey Belt will depend on the guidance.
26. Paragraph 142 of the NPPF proposes that housing needs can expressly justify exceptional circumstances for Green Belt release. This means that if we are unable to meet our housing or commercial/employment requirements, we are mandated to review and consider altering our Green Belt boundaries. However, the expectation to meet need is subject to whether the Green Belt Review demonstrates that such alterations would ‘*fundamentally undermine the function of the Green Belt across the are of the Plan as a whole*’.
27. Paragraph 144 introduces a sequential approach to Green Belt release following the principles of sustainable locations on PDL > Grey Belt > Green Belt.





28. Paragraph 152 has been added to the NPPF, expanding the definition of development that is appropriate in the Green Belt to include '*Grey Belt land in sustainable locations*' and where LPAs cannot meet the 5YHLS, or fall below the 75% HDT threshold, or '*there is a demonstrable need for land to be released for development of local, regional or national importance*'.
29. However, paragraphs 155 – 157 of the updated NPPF complicates matters somewhat by introducing 'Golden Rules' that apply 'where *major development takes place on land which has been released from the Green Belt through Plan preparation or review, or on sites in the Green Belt permitted through Development Management*'. What is not clear or defined is whether these 'Golden Rules' apply to sites released from the Green Belt as a consequence of previous versions of the NPPF.
30. These sites require
- a) *In the case of schemes involving the provision of housing, at least 50% affordable housing (with an appropriate proportion being Social Rent), subject to viability;*
  - b) *Necessary improvements to local or national infrastructure; and*
  - c) *The provision of new, or improvements to existing, green spaces that are accessible to the public. Where residential development is involved, the objective should be for new residents to be able to access good quality green spaces within a short walk of their home, whether through onsite provision or through access to offsite spaces*'.
31. The main issue for North Herts here is viability of affordable housing provision. Government funding regimes will need to alter to help make most schemes capable of delivering 50% affordable housing.

32. Annex 4 in the NPPF comes into play in seeking to define viability it proposes to define a national policy basis for adopting an Existing Use Value (EUV) plus a *'reasonable and proportionate premium'* when calculating benchmark land values (BLV) as part of viability assessments. However, a *'reasonable and proportionate premium'* is different to *'the minimum return at which it is considered a reasonable landowner would be willing to sell their land'* as defined in the current PPG<sup>7</sup>. This could result in
- A two-tier land market for Green Belt / non-Green Belt land if a BLV is set for viability assessments
  - Policy parameters are set so that where land is sold at a price above a nationally set BLV, policy requirements should be assumed to be viable
  - Where development complies with BLV and viability negotiation occurs to reduce policy compliant delivery. A late-stage review should be undertaken.
33. This means that BLV for Green Belt would be below other land, then LPAs and Homes England can use their Compulsory Purchase Order powers to ensure policy compliant schemes come forward.
34. This might incentivise LPAs to release Green Belt over other forms of land because in theory there is more land value to be captured from Green Belt than other sites. Or, if BLVs are set below what current viability assessments consider to be *'the minimum return at which a reasonable landowner would be willing to sell their land'* this may prevent land being brought forward.
35. Given land prices in the District, this is an element that is of great importance to North Herts and something we should consider carefully.

### **Strengthening obligations on cross-boundary working**

36. The role of 'Duty to Co-operate' is strengthened in the 2024 NPPF with particular reference to infrastructure and climate resilience needing to be addressed through duty to co-operate. Paragraph 27 requires policies to be consistent where strategic issues are common *'unless there is a clear justification to the contrary'*.
37. Paragraph 28 directs LPAs to come to an informed decision on strategic matters, on the basis of the information available at the time, rather than delay until a full set of evidence is available from all parties, in the context of Plans coming forward at different times.
38. North Herts has good working relationships with our neighbours

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<sup>7</sup> [Viability - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100132/PPG013-2019-0509.pdf) paragraph 013 Reference ID: 10-013-20190509

- Stevenage
- East Herts
- Luton
- Central Beds
- Uttlesford
- Welwyn Hatfield
- St Albans
- South Cambs

We continue to work with them on a regular basis to help deliver strategic matters across the local area. This is particularly true when working with Stevenage and Luton and the strategic housing sites in these areas of the District.

### **Economic growth**

39. There are no significant changes to the policies on economic growth, however, LPAs are required to identify '*appropriate sites*' for the needs of the modern economy. Paragraph 84 b) makes reference to '*laboratories, gigafactories, data centres, digital infrastructure, freight and logistics*'.
40. Given the rural nature of the District and its proximity to Stevenage and Cambridge in particular, the Districts place in the wider employment market is important for its identity.
41. However, additional guidance will need to be provided to accompany the NPPF to direct LPAs about estimating the future needs and demands for such modern economic development land. This guidance will need to reflect that, for many sectors, the drivers for demand are often mobile and influenced by factors such as grid connections that extend beyond Local Authority boundaries.

### **Other Changes**

#### The principle of brownfield development

42. Paragraph 122 c) introduces an acceptance in principle for brownfield developments. This will help support development in North Herts on PDL within settlement boundaries.

## Design

43. References to beauty and detailed descriptions of mansard roof extensions have been removed and replaced with more concise passing references.

## Public services infrastructure

44. Paragraph 98 introduces significant weight for '*new, expanded or upgraded public service infrastructure*' boosting development with aligned public service providers.
45. There are also specific references to provision of early years and post-16 facilities.

## Vision-led transport planning

46. With regard to transport planning, the NPPF 2024 is aspirational in its approach to sustainable transportation in allocations requiring the adoption of a '*vision led approach*'. This means that allocations could be required to consider changes in transport patterns and habits relating to modes of transport over the lifetime of the development, including innovations in public transportation and planning for the future redevelopment of parking facilities as they become redundant.
47. Paragraph 113 clarifies that refusals on highways grounds should be based on '*all tested scenarios*'. The question of what is a reasonable tested scenario is an area of debate but may be a powerful tool for unlocking schemes stalled by highway objections.

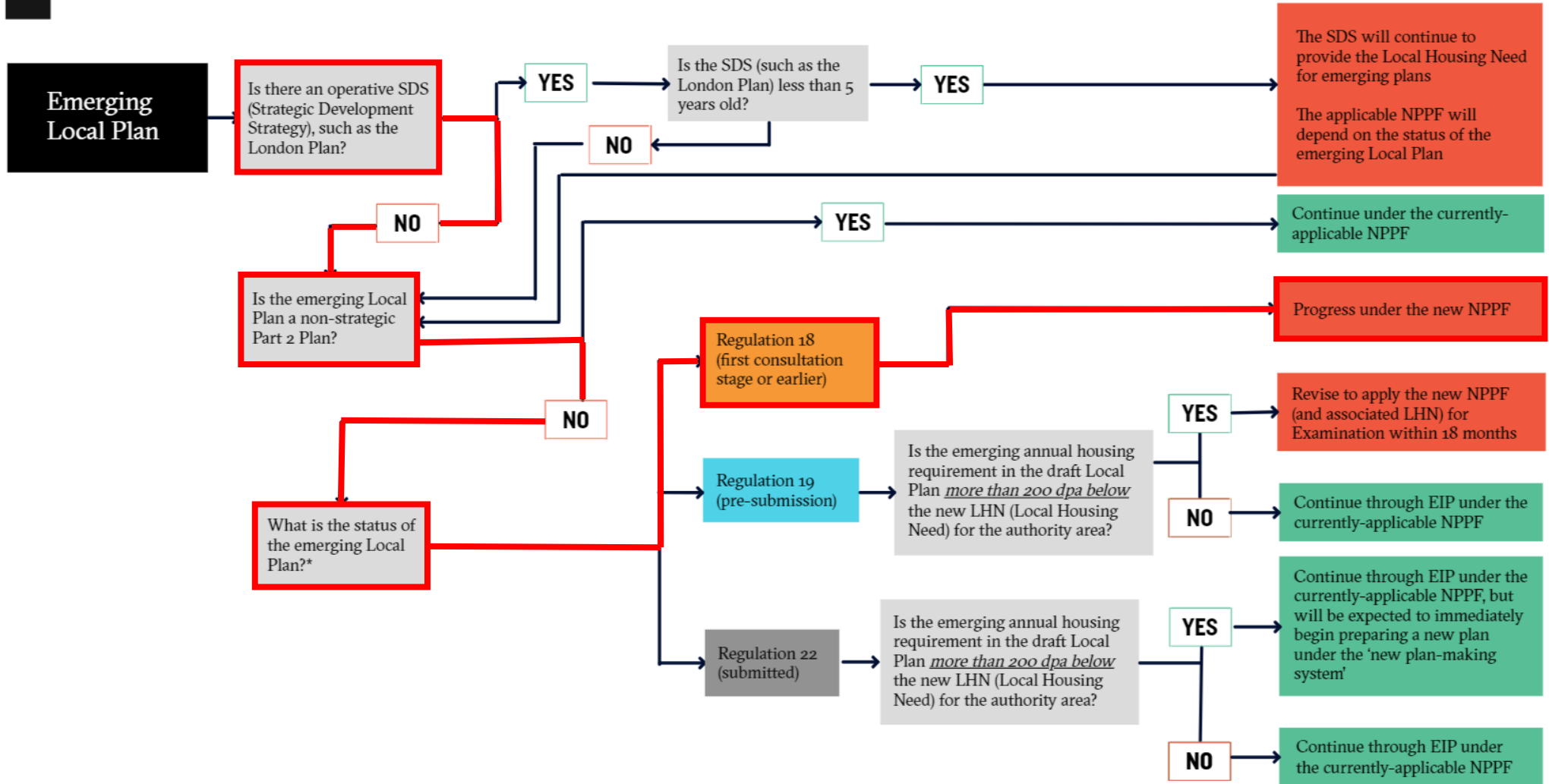
## Renewable energy/low carbon development

48. Paragraph 161 b) requires LPAs to identify suitable areas for development of renewable energy and low carbon energy sources rather than simply considering identifying such areas.
49. This means that any future iterations of the Local Plan identifies sites in the District for such developments.
50. NPPF 2024 footnote 64 is removed in part only making reference to a sequential approach to any necessary development on agricultural land.

## **Transitional arrangements**

51. The graphic below, courtesy of Lichfields, and adapted to show North Herts position, shows that the North Herts Local Plan update should progress under the arrangements of the new NPPF 2024 for plan-making.
52. The new plan-making system, however, has yet to be defined beyond the previous July 2023 consultation.

# Application of the new NPPF for emerging Local Plans



\*Based on the status of the Local Plan one month from the final publication of the NPPF

For more information please contact:

Debbie Coates

Principal Strategic Planning Officer

Tel: 01462 474 353

Email: [Deborah.Coates@North-Herts.gov.uk](mailto:Deborah.Coates@North-Herts.gov.uk)

## Council Activity

### Home Upgrade Grant Phase 2 (HUG2)

Home Upgrade Grant Phase 2 is live and details can be found on our webpage. [Home Upgrade Grant Phase 2 | North Herts Council \(north-herts.gov.uk\)](#) Residents can sign up via the HUG website or by calling the Energy Saving Trust. Following a policy review, the annual household income threshold for eligibility has now been raised to £36,000, increasing the number of eligible residents. **The deadline for applications is the end of September 2024.**

### Solar Together

104 households in North Herts have had solar pv installed in the second round of Solar Together. The price achieved for the average 14-panel system within this scheme is 34% cheaper than the typical market price for an equivalent system. 537 installations have been completed in Hertfordshire. [Solar Together | North Herts Council \(north-herts.gov.uk\)](#)

### Climate Hive Engagements

The [Climate Hive](#) now has 386 subscribers and we continue to update users with the latest climate activity and awareness initiatives such as LNRS engagement, hot weather advice, clothes recycling, the North Herts Prosperity Fund and HUG2.

### Local Nature Recovery Strategy

The newly-formed Hertfordshire Nature Recovery Partnership ([HNRP](#)) has launched an engagement project to influence the County's first-ever Local Nature Recovery Strategy (LNRS). A series of LNRS Engagement Events were held across the county throughout July for people to engage and learn more. This included an event at Hitchin Town Hall. The events proved successful, with good attendance and engagement. Two webinars were also held in August for further engagement, more information on further opportunities will be provided shortly.

### Hertfordshire resident's survey

Hertfordshire County Council (HCC) are running their annual resident survey aiming to receive as many thoughts as possible to help best shape how they do things in the future. HCC is responsible for over 500 services, including the delivery of a cleaner and greener county. **Have your say and [complete the survey](#) by the 15<sup>th</sup> September.**

### Cabinet Panel for the Environment

Meeting held on the 17<sup>th</sup> July set out the current climate work ongoing at the council with a background to key partners and projects. The next meeting will be held on the 9<sup>th</sup> October. More information and previous meetings can be found [here](#).

### HCCSP Retrofit Guide

The Hertfordshire Climate Change and Sustainability Partnership (HCCSP) has launched its retrofit guide for Hertfordshire. The guide provides advice on how to make your home warmer and cheaper to run on the types of improvements and energy efficiency measures carried out on different archetypes across the county. Available at [Building Retrofit \(hccsp.org.uk\)](#)

### Solar for Business

The pilot scheme has now launched and businesses across the district have sent their expressions of interest for the scheme. Work is now underway to shortlist businesses. Project oversight meetings are ongoing as the scheme progresses. [Solar for Business](#)

### Public Sector Decarbonisation Scheme

The additional capital and revenue for the decarbonisation project of the Council's three leisure centres was approved at Full Council on 11<sup>th</sup> July. Report available [here](#). The project continues to progress through the detailed design stage.

## Local Events

### Baldock EcoFest

Baldock Beats Waste are hosting the fifth EcoFest on **Saturday 7th September, 10:00 am- 4:00 pm. High Street, Baldock.**

### Royston Sustain-Ability Event

Royston Environmental Group are organising this year's Sustain-Ability event as part of Creative Royston - Royston Arts Festival. **Saturday 28<sup>th</sup> September, 12:00pm- 5:00pm.**

*For queries or comments, please contact the Policy & Strategy Team at [environmentpanel@north-herts.gov.uk](mailto:environmentpanel@north-herts.gov.uk)*

## Sustainability Tips

### Plastic Free & Sustainable Products

Disposable nappies, incontinence products and period products all create a lot of waste, so switching to reusables make sense, for your wallet and the planet!

There are lots of options to choose from when it comes to reusable products, and Hertfordshire Residents can apply for a 15% discount on a selected range of nappy, incontinence and period products, catering for the whole family.

For more information and to apply for discounts:

[Herts Sustainable Periods](#)  
[Herts Confident Continence](#)  
[Herts Reusable Nappies](#)



### HEAT Energy App

The HEAT Herts Energy Advice Tool, an energy saving app continues to be available for residents to download and use. The app is designed to take residents through their home and fill in a survey to identify how they can reduce their energy usage in order to save money on bills and help the environment.

The app is available for both Android and iOS users:

[Download the HEAT app for Apple devices](#)

[Download the HEAT app for Android devices](#)



## Headlines

### Advice for school energy

Hertfordshire County Council have updated their advice page for schools who wish to sell their energy back to the National Grid through Smart Export Guarantee (SEG) agreements. For more information, head to [Energy: payments for excess renewable power produce - Hertfordshire Grid for Learning \(thegrid.org.uk\)](https://thegrid.org.uk)

### New Minister for Energy Consumers

A new Minister for Energy Consumers, [Miatta Fahnbulleh MP](#) has been appointed, she will have responsibility for heat networks across the UK.

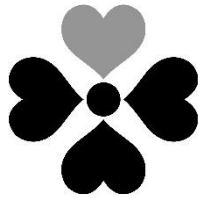
### Partnership between Great British energy and The Crown Estate

Prime Minister Keir Starmer and Energy Secretary Ed Miliband announce first major partnership between Great British Energy and The Crown Estate to unleash billions of investment in clean power. The company will be owned by the British people, for the British people, backed with £8.3 billion to own and invest in clean power projects in regions across the UK. [New Great British Energy partnership launched to turbocharge energy independence - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

### 250,000 heat pump installation milestone

From January to July 2024, more than 30,000 certified heat pumps were installed in homes and small businesses across the UK, which is a [45%](#) increase compared to the same period in 2023.





**North  
Herts**  
Council

**STRATEGIC PLANNING & ENTERPRISE**

## **MEMBERS INFORMATION NOTE**

### **Free bike maintenance for NHDC staff and members of the public on Thursday 5<sup>th</sup> September**

Dr Bike (Mark Nash), a locally based mobile bike repair shop, will provide free cycle safety checks and basic maintenance on Thursday 5 September in the Hillshott car park, next to Howard Park, in Letchworth Garden City. He will be available from 08:30am until 1pm.

This event has been organised for NHDC staff, with Letchworth Garden City Heritage Foundation staff and members of the public also invited. **Local council members are also welcome to bring their bikes for the same service.**

Dr Bike will provide up to 15 minutes' free labour, and will charge only for parts and additional time, by agreement with the cycle owner.

We are also arranging a special dispensation for NHDC staff to park (displaying their staff car parking disc) in the Hillshott car park on that day to facilitate dropping off and picking up bikes.

This initiative is funded by Active Travel England. It is aimed at helping people cycle safely, (re)build confidence to cycle, and raise awareness of cycling as a commuting option. It supports North Herts Council's Climate Change Strategy to reduce transport carbon emissions in the district, in particular from commuting.

This is one of a series of seven events over the summer where Dr Bike has offered free cycle checks and maintenance to members of the public. Other events were: Hitchin Eco Day, Baldock Classic Car Show, Hitchin Bike Day, Father's Day (Standalone Farm, Letchworth), Letchworth Green Festival, Royston Leisure Centre).

*Information note prepared by:*

Edward Leigh, Senior Transport Officer  
Tel: 01462 474 368  
Email: [edward.leigh@north-herts.gov.uk](mailto:edward.leigh@north-herts.gov.uk)



**LEGAL & COMMUNITY  
COMMITTEE & MEMBER SERVICES**

**MEMBERS  
INFORMATION NOTE**

**EAST OF ENGLAND LOCAL GOVERNMENT ASSOCIATION  
(EELGA) REGIONAL INDUCTION EVENT FOR NEW MEMBERS**

This year's **regional induction event for new members across the East of England** is scheduled for **Monday 14 October 2024** in the **Westminster Room on the 8th floor at 18 Smith Square, SW1P 3HZ**. The event will run from **10:15 – 15:00**, including lunch.

This event is being delivered jointly by the LGA and the East of England LGA (EELGA) and will introduce newly elected members to all the support available from both the national LGA and EELGA. The LGA's Regional Peers will also be attending, there will be an opportunity for members to seek further information and advice to help them navigate their role, plus network with each other.

The event is **free to attend** and it will be **in person only**.

The best tube stations to arrive are Pimlico or Westminster by foot, or a short bus journey from Victoria, Vauxhall or London Waterloo.

**Newly elected members can register using the [online registration form](#) and will receive further instruction regarding practical arrangements and a finalised programme on the week before.**

Committee Services  
01462 474655  
[Committee.Services@north-herts.gov.uk](mailto:Committee.Services@north-herts.gov.uk)

## HOUSING SERVICES

# MEMBERS INFORMATION NOTE

### Update to the Common Housing Allocation Scheme

The Common Housing Allocation Scheme (CHAS) sets out who can apply for affordable housing in the district and how it is allocated. Affordable housing is in high demand locally and we are updating the CHAS in order to ensure that affordable housing continues to be prioritised for households in the greatest need.

The CHAS is jointly managed by the Council and [settle group](#) (the district's largest housing provider), as is the district's Common Housing Register, the register of households who qualify for affordable housing.

Key updates to the CHAS include changes to some of the qualification criteria for who can join the Common Housing Register:

- New gross annual household income limits. Households with incomes above the following limits will not qualify to join the Common Housing Register: £39,000 if you need a studio/1 bed home; £50,000 if you need a 2 bed home; or £64,000 if you need a 3 bed or larger home;
- A new savings limit for households requiring general needs housing. Households with savings above £16,000 will not qualify to join the Common Housing Register (households requiring sheltered housing/retirement living are exempt from the savings limit but will be placed in a lower band);
- Home owners requiring general needs housing will no longer qualify to join the Common Housing Register.

We are also removing preference (priority) currently awarded to the following groups:

- Affordable housing tenants who are under-occupying sheltered housing;
- Households with young children who are living above the ground floor and/or without access to a secure garden;

- Households who are sharing facilities with others who are not included in their application but who do have a legal right to reside in the property i.e. joint tenants.

A number of other, minor, amendments have also been made in response to changes in the operational environment and to clarify existing practice.

These changes will come into effect on **Monday 2 September 2024**.

All households on the Common Housing Register have been emailed on 6 August 2024 about the changes and have been made aware that their existing preference and/or qualification for affordable housing may be affected. Further information is also available on the [Home4U](#) website, through which households bid for properties that they are interested in.

Public consultation on the proposed changes to the CHAS took place over six weeks in Autumn 2023. Cabinet subsequently approved the updated CHAS at its meeting on [6 February 2024](#). Full details of all the changes are documented in the [report](#) presented to the meeting.

For more information please contact:

Richard Mitchell  
Housing Register and Accommodation Manager  
01462 474120  
07917 650401  
[richard.mitchell@north-herts.gov.uk](mailto:richard.mitchell@north-herts.gov.uk)

Martin Lawrence  
Strategic Housing Manager  
01462 474250  
07799 071604  
[martin-lawrence@north-herts.gov.uk](mailto:martin-lawrence@north-herts.gov.uk)

**EAST TEAM**

Application No.	Applicant/Agent Address	Location Address, Applicant Name & Proposal
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**Ashwell Parish Council**

24/01872/TCA	Deputy Clerk Ashwell Parish Council 6a Back Street, Ashwell, Baldock, SG7 5PE, United Kingdom	1 Green Lane Ashwell Baldock Hertfordshire SG7 5LW  Mrs Nicky Forrester  Horse chestnut - Cut back 1 branch overhanging cemetery
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**Baldock**

24/01799/FPH	Mr Andrew Rock 2 Willian Way, Baldock, SG7 6JS, United Kingdom	2 Willian Way Baldock Hertfordshire SG7 6JS  Mr Andrew Rock  Erection of a wooden log cabin to bottom of garden which is to the side of the house. (Development already carried out).
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**Barkway Parish Council**

24/01906/TCA	Mr R Logan 137 High Street, Barkway, Royston, Hertfordshire, SG8 8ED	137 High Street Barkway Royston Hertfordshire SG8 8ED  Mr R Logan  T1, T2: Cherry - Remove.
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**Barley Parish Council**

24/01904/TCA	Burch Treework Jack Burch Burch Treework Manor crescent , Hardwick , Cambridge , CB23 7QE	King Edgar Yard Picknage Road Barley Hertfordshire SG8 8HW  Burch  T1: 10x Lime - Prune by 1m, crown to be raised by 2.5m
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**Letchworth Garden City**

24/01803/TD	KTL R Gormley Unit 7C, Mayfield House, Lyon Road, Altrincham, Cheshire, WA14 5EF, England	Telecommunication Mast On Stotfold Road Letchworth Garden City Hertfordshire SG6 4JR  EE / BT  Replacement of existing 15m monopole with 20m monopole with wraparound ground based equipment cabinet supporting 9 no antennas, together with the removal of 2 no existing equipment cabinets, and the addition of 3 no new cabinets and ancillary development thereto.
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24/01811/LBC	Wagtail Joinery Ltd Mr Nicholas Taylor Unit C3-5, Manor Farm, Upper Stondon, SG16 6LJ, United Kingdom	172 Wilbury Road Letchworth Garden City Hertfordshire SG6 4JA	Ms Alison Moulds  Replace existing front door and frame.
24/01880/TCA	Mr A G Haig 8 Cashio Lane, Letchworth Garden City, Hertfordshire, SG6 1AX	8 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AX	Mr A G Haig  Copper Beach - Reduce by up to 20% and removal of branch and smaller trunk
24/01918/TCA	Mrs Kerrie Morris Branching Out Tree and Garden Services 38 Station Road, LOWER STONDON, SG16 6JL	10 Manor Way Letchworth Garden City Hertfordshire SG6 3NJ	Mr Allan Moir  Walnut - Reduce up to 2m
<b>Reed Parish Council</b>			
24/01870/TCA	Samuel Tattam The Old Bakery, 1 The Street, Billingford, Dereham, NR20 4RD, United Kingdom	Drages Farm High Street Reed Royston Hertfordshire SG8 8AH	Samuel Tattam  Sycamore - Reduce height by approx 8-10m, reduce back to appropriate pruning points. Reduce in spread by approx 4-5m diameter to reduce away from property and BT cables.
<b>Royston Town Council</b>			
24/01720/FPH	Mr Daniel Gardner 1A Garden Walk, Royston, Hertfordshire, SG8 7HP	1A Garden Walk Royston Hertfordshire SG8 7HP	Mr Daniel Gardner  Replace existing front central window with a main entrance door, alterations to front fenestration, replace existing side door with a window and re-render to exterior.
24/01747/FPH	Michael Easton Mr Mike Easton 21 Shrubbery Grove, Royston, SG8 9LJ, United Kingdom	39 Sun Hill Royston Hertfordshire SG8 9AX	Gabriela & Andrew George  Part two storey part single storey front extension.

24/01797/FPH Daniel Hills  
18 Turpins Ride, Royston,  
Hertfordshire, SG8 9EF

18 Turpins Ride  
Royston  
Hertfordshire  
SG8 9EF

Daniel Hills

Installation of front elevation air source heat pump.

#### **Therfield Parish Council**

24/01898/TCA Mr Michael McGloin  
Chestnut Tree Cottage, Pedlars Lane,  
Therfield, Royston, SG8 9PX, United  
Kingdom

Chestnut Tree Cottage  
Pedlars Lane  
Therfield  
Royston  
Hertfordshire  
SG8 9PX

Mr Michael McGloin

Sycamore - Pollard 50%

#### **Wallington**

24/01884/TCA Mr Danny O'Brien Forestwood  
Services Ltd  
1 Angel Cottages, Kings Walden  
Road, Great Offley, Hitchin, SG5 3EA

3 The Street  
Wallington  
Hertfordshire  
SG7 6SN

Mr Danny O'Brien

G1: Group of Hazel, Hornbeam Hedgerow - Reduce by 3m and lateral reduction by 2m. T1: Yew - Fell to ground level. T2: Fig - Fell to ground level. T3: Sycamore - Crown lift lower limbs to provide 5m of clearance over out buildings. T4: Willow - Heavy crown die back- coppice to 0.5m to allow regeneration.

#### **WEST TEAM**

Application No.	Applicant/Agent Address	Location Address, Applicant Name & Proposal
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#### **Graveley Parish Council**

24/01775/S73 Nucleus Design Studio Mr Richard  
Briffa  
The Basement, 324 Liverpool Road,  
London, N7 8 PU

Land Rear Of Gothic House  
Oak Lane  
Graveley  
Hertfordshire

Mr A Jennings

Variation of condition 8 (composite windows) of planning permission 22/03299/FP granted 14.04.2023 for erection of 4 detached dwellings (2 x 3-bed and 2 x 4-bed) including parking, landscaping and creation of vehicular access off Ashwell Common (as amended by plans received 6th April 2023 and 12th April 2023).

#### **Hitchin**

24/01566/LDCP Mr Alyn Lambert  
15 Coach Drive, Hitchin, SG4 9AP,  
United Kingdom

15 Coach Drive  
Hitchin  
Hertfordshire  
SG4 9AP

Mr Alyn Lambert

Single storey rear extension following demolition of existing conservatory

24/01762/FP	Pentangle Design Group Mr Jonathan Austin House Read Suite 1, 21 Bancroft, Hitchin, Herts, SG5 1JW, United Kingdom	Hitchin Hertfordshire SG4 9TS	Mr Mandeep Basra	Variation of planning permission ref: 19/02398/FP to provide a dental practice at ground floor level (Class E) and alterations to previously approved shopfronts
24/01857/TPO	Mr Fred Burkitt The Blue Tree Company 50 Bunyan Road, Hitchin, SG5 1NN	88 Symonds Road Hitchin Hertfordshire SG5 2JL	Frost	T1: Silver Birch - Fell to ground level.
24/01865/TCA	Mrs Kerrie Morris Branching Out Tree and Garden Services 38 Station Road, Lower Stondon, SG16 6JL	46 Walsworth Road Hitchin Hertfordshire SG4 9SU	Mr Giles Maddex	Walnut - Reduce by up to 3m.
<b>Knebworth Parish Council</b>				
24/01773/FPH	HOME EXTENSION DESIGNS LTD Mr Stuart Cook HED House, 60A Bridge Road East, Welwyn Garden City, AL7 1JU, United Kingdom	19 Stockens Green Knebworth Hertfordshire SG3 6DQ	Mr R Stokes	Part two storey and part first floor rear extension. Single storey side extensions following demolition of existing detached garage and alterations to fenestration.
24/01834/LDCP	Hazlemere Windows Ltd Mr Russell Clarke Wellington Road, Cressex Business Park, High Wycombe, HP12 3PR	11 Oak Tree Gardens Knebworth Hertfordshire SG3 6EQ	Mr & Mrs Wheatley	Erection of single storey rear conservatory
<b>Preston Parish Council</b>				
24/01876/TCA	Lisa Bernstein Vine Cottage, The Green, Preston, Hitchin, SG4 7UB, United Kingdom	Vine Cottage The Green Preston Hitchin Hertfordshire SG4 7UB	Lisa Bernstein	Magnolia - Crown reduction up to 25%.
<b>Wymondley Parish Council</b>				



**NORTH HERTFORDSHIRE DISTRICT COUNCIL  
PLANNING CONTROL  
COUNCIL OFFICES, GERON ROAD, LETCHWORTH, HERTS SG6 3JF**

**LIST OF PLANNING APPLICATIONS RECEIVED IN WEEK ENDING: 30/08/2024  
DEADLINE FOR COUNCILLORS' CALL IN: 19/09/2024**

24/01892/TCA	Mr Thomas Oakley Oakley Arboriculture Ltd 115 Western Way, Letchworth Garden City, SG6 4TF, United Kingdom	Croft Cottage Arch Road Great Wymondley Hitchin Hertfordshire SG4 7ER
		Mr Thomas Oakley
		T1: Tree of Heaven - Remove to ground level
24/01893/TCA	Miss Maria Free Settle Housing Association Blackhorse Road , Letchworth , Herts , SG6 1HA, United Kingdom	17 Graveley Road Great Wymondley Hitchin Hertfordshire SG4 7EX
		Settle Housing association Maria Free
		3x Evergreen - Remove

(Including Withdrawn decisions)

**EAST TEAM**

**Application No:** 24/01054/FP  
**Location:** Letchworth Golf Club Letchworth Lane Letchworth Garden City Hertfordshire SG6 3NQ  
**Applicant Name:** Letchworth Golf Club  
**Description:** Erection of detached half-way house following demolition of existing half-way house (as amended by plans received 4th July 2024).  
**Decision:** Conditional Permission  
**Decision Date:** 22/08/2024

**Application No:** 24/01151/AD  
**Location:** Mantles Group Limited Old North Road Royston Hertfordshire SG8 5DQ  
**Applicant Name:** Kia UK Limited  
**Description:** Installation of No.1 illuminated totem sign (A), No.2 illuminated logos (B, D), No.1 set of illuminated dealership letters (C), No.1 non illuminated glaze mounted welcome sign (E), No.1 illuminated fascia (F), No.1 non illuminated freestanding welcome sign (G), No.1 non illuminated directional sign (H).  
**Decision:** Conditional Consent  
**Decision Date:** 28/08/2024

**Application No:** 24/01343/LBC  
**Location:** Mill End Cottage Classified Road Sandon Lane To North Boundary Of Doebridge Farm Mill End Sandon Buntingford Hertfordshire SG9 0BN  
**Applicant Name:** Mr & Mrs M Wood  
**Description:** Raise 2 no (north and central) chimneys and install flue liners, strip render from 1 no. north west gable wall and re finish in lime render  
**Decision:** Conditional Consent  
**Decision Date:** 27/08/2024

**Application No:** 24/01370/NCS  
**Location:** 76 Hillbrow Letchworth Garden City Hertfordshire SG6 3RE  
**Applicant Name:** Mr Peter Soluk Sikh Temple  
**Description:** Single storey rear extension with the following dimension: Length as measured from rear wall of original dwelling - 3.6 metres  
**Decision:** Prior Approval Not Required  
**Decision Date:** 27/08/2024

**Application No:** 24/01665/TCA  
**Location:** 10 Baldock Road Letchworth Garden City Hertfordshire SG6 3LB  
**Applicant Name:** Mr Richard Dennis  
**Description:** T1: Acer - Reduce by up to 2m to suitable growth points. T2: Holly - Thin and reduce by 1m. T3: Prunus Nigra - Reduce by up to 2m to suitable growth points  
**Decision:** No Objection  
**Decision Date:** 28/08/2024

**Application No:** 24/01766/EC  
**Location:** Land Outside 45-47 Cashio Lane Letchworth Garden City Hertfordshire SG6 1AY  
**Applicant Name:** Amen Barudwale Openreach  
**Description:** Installation of 1x 10m medium wooden pole  
**Decision:** No Objection  
**Decision Date:** 27/08/2024

**Application No:** 24/01767/EC  
**Location:** Land Near 5 Paynes Close Letchworth Garden City Hertfordshire SG6 1AT  
**Applicant Name:** Amen Barudwale Openreach  
**Description:** Installation of 1 x 10m medium wooden pole  
**Decision:** No Objection  
**Decision Date:** 27/08/2024

**WEST TEAM**

**Application No:** 23/01154/FP  
**Location:** Chez Nous Harveys Hill Lane Luffenhall Stevenage Hertfordshire SG2 7PX  
**Applicant Name:** Mr David Barker  
**Description:** Erection of one detached 4-bed dwelling following demolition of existing dwelling (amended by plan received 30/11/23)  
**Decision:** Conditional Permission  
**Decision Date:** 22/08/2024

**WEST TEAM**

<b>Application No:</b> 24/00254/FPH	<b>Location:</b> Hexton Manor Hexton Hitchin Hertfordshire SG5 3JH <b>Applicant Name:</b> Mr Riehmer <b>Description:</b> Demolition of existing front conservatory and rear colonnade. Alterations to fenestration and external render	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 23/08/2024
<b>Application No:</b> 24/00255/LBC	<b>Location:</b> Hexton Manor Hexton Hitchin Hertfordshire SG5 3JH <b>Applicant Name:</b> Mr Riehmer <b>Description:</b> Internal and external alterations following demolition of front conservatory and rear colonnade. Alterations to fenestration (as amplified by drawing nos. 2023/32/201; - 202 and -203 received on 24/06/2024 and as amended by drawing no. 2023/32/01 Rev D received on 21/08/2024 and Scope of Works (Rev F) also received on 21/08/2024).	<b>Decision:</b> Conditional Consent <b>Decision Date:</b> 23/08/2024
<b>Application No:</b> 24/01018/FPH	<b>Location:</b> 27 Grovelands Avenue Hitchin Hertfordshire SG4 0QT <b>Applicant Name:</b> Mr Rory Turnbull <b>Description:</b> Erection of gazebo in rear garden	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 27/08/2024
<b>Application No:</b> 24/01020/LDCP	<b>Location:</b> 164 Old Hale Way Hitchin Hertfordshire SG5 1XT <b>Applicant Name:</b> Mr And Mrs J Reffell <b>Description:</b> Insertion of rear box dormer with French doors and Juliet balcony, including rear window and obscured side window and 2 no rooflights to front elevation to facilitate conversion of loft into habitable accommodation.	<b>Decision:</b> Granted Permission <b>Decision Date:</b> 27/08/2024
<b>Application No:</b> 24/01393/FPH	<b>Location:</b> 93 Heathfield Road Hitchin Hertfordshire SG5 1TD <b>Applicant Name:</b> John Overeem <b>Description:</b> Erection of detached rear garden room.	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 27/08/2024
<b>Application No:</b> 24/01405/FPH	<b>Location:</b> 11 Deacons Way Hitchin Hertfordshire SG5 2UF <b>Applicant Name:</b> Mr and Mrs Purkiss <b>Description:</b> Two storey side extension and recover existing garage roof.	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 22/08/2024
<b>Application No:</b> 24/01422/FPH	<b>Location:</b> 237 Cleveland Way Great Ashby Stevenage Hertfordshire SG1 6BX <b>Applicant Name:</b> Mrs Tara Jackson <b>Description:</b> Enlarge existing two front dormer window openings and insertion of doors with Juliet balconies.	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 27/08/2024
<b>Application No:</b> 24/01445/FPH	<b>Location:</b> Oaks Cottage Oaks Close Hitchin Hertfordshire SG4 9BN <b>Applicant Name:</b> Mr & Mrs Horsnell <b>Description:</b> Single storey rear extension following demolition of existing conservatory	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 22/08/2024
<b>Application No:</b> 24/01468/FPH	<b>Location:</b> 34 Drovers Way Pirton Hitchin Hertfordshire SG5 3EQ <b>Applicant Name:</b> Smith <b>Description:</b> Single storey rear extension	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 22/08/2024
<b>Application No:</b> 24/01472/LDCP	<b>Location:</b> 84 Grovelands Avenue Hitchin Hertfordshire SG4 0QZ <b>Applicant Name:</b> Mr N Jennings <b>Description:</b> Insertion of rear box dormer to provide additional habitable accommodation in loft space	<b>Decision:</b> Granted Permission <b>Decision Date:</b> 27/08/2024

## WEST TEAM

<b>Application No:</b> 24/01473/S73	<b>Location:</b> High Meadows Preston Road Gosmore Hitchin Hertfordshire SG4 7QS <b>Applicant Name:</b> Mr And Mrs Barnes <b>Description:</b> Variation of condition 2 (revised plans) of planning permission 22/01830/FPH granted 20.09.2022 for Erection of single storey rear extension with rooflights; installation of rear bay window and alteration of fenestration on South elevation. Replacement detached garage. (amended plans received 7 September 2022).	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 22/08/2024
<b>Application No:</b> 24/01499/FPH	<b>Location:</b> Holt View Lye Hill Breachwood Green Hitchin Hertfordshire SG4 8PP <b>Applicant Name:</b> Mr J West <b>Description:</b> Single storey rear extension.	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 22/08/2024
<b>Application No:</b> 24/01533/S73	<b>Location:</b> Land Between 5 And 9 Pirton Road Hitchin Hertfordshire SG5 2BD <b>Applicant Name:</b> Sheryl-Kay Patel <b>Description:</b> Variation of condition 2 (amended plans) of planning permission 23/00564/FP granted 31/05/2023 for erection of one detached 4-bed dwelling including parking, landscaping and associated works.	<b>Decision:</b> Conditional Permission <b>Decision Date:</b> 27/08/2024
<b>Application No:</b> 24/01545/FPH	<b>Location:</b> Wickford House 14 Garden Fields Offley Hitchin Hertfordshire SG5 3DF <b>Applicant Name:</b> Catherine Noden <b>Description:</b> Installation of electric garage doors to existing carport. (Development already carried out).	<b>Decision:</b> Unconditional Permission <b>Decision Date:</b> 28/08/2024