

KNEBWORTH PARISH COUNCIL

MINUTES of the Meeting of the Parish Council held on the 10 July 2019 in Knebworth Village Hall at 8.00 p.m.

Present: Councillors Adrienne Charter, Rosemary Conybeare, Philip Farr, Jeremy Godfrey, Jenny Harrison, Stephen Hemingway, Paul Jobling, Lisa Nash, Colin Stringer, Paul Ward and Roger Willcocks

In attendance: The Clerk and one member of the public

In the absence of the chairman Mrs Harrison, the vice chairman, took the chair.

1. Public Participation

There was no public participation

2. Apologies

Apologies for absence were received from Mr Jobling. Apologies for lateness Mr Willcocks. Absent Mr Trowbridge.

3. To Receive Declarations of Interest and Dispensation

Mrs Nash declared that she was the chairman of the SOSPub group.

4. Minutes

Proposed by Mr Ward, seconded by Mrs Conybeare Stringer and **Resolved:** that the minutes of the meeting of the Parish Council held on 12 June 2019 and be approved as a true record and signed by the Chairman.

5. To Note the minutes of Committee Meetings

The Council noted the minutes of the Planning and Environment Committee meeting held on 12 June 2019.

6. 19/01244/FP Odyssey Health Club Old Knebworth Lane Knebworth

Redevelopment of the site to provide 86 dwellings (12 x 2 bedroom houses, 12 x 3 bedroom houses, 18 x 4 bedroom houses, 25 x one bedroom apartments, and 19 x 2 bedroom apartments), associated landscaping, car-parking, the provision of a large new public open space and the creation of a new vehicular access off the B197 Stevenage Road following demolition of the former indoor bowling building and several ancillary buildings. Rearrangement of the existing car parking provision for existing Odyssey Health and Racquet Club to provide 141 car parking spaces and alterations to existing vehicular access to Odyssey Health Club from Old Knebworth Lane.

An application for 70 dwellings was approved in May 2017 subject to conditions. The current application increases the number of dwellings by 23%. It provides 25% affordable homes, however these are restricted to one and two bedroom apartments and falls short of the Local Plan requirement of 40%. The allocated parking provision for dwellings, at 128, falls short of the NHDC SPD requirement of 150. There are 15

visitor parking spaces for the 86 properties which is below the NHDC SPD requirement, which sets the minimum level at 22 spaces.

The parking barns within the scheme do not meet the NHDC minimum standard to be counted as a parking space.

The Parish Council **objects** to the level of affordable housing provision, the substandard parking provision and the proposed parking barns/garages are too small to accommodate vehicles.

7. S106/Community Infrastructure Levy

The working party review potential s106 obligations for the Odyssey application and recommended:

1. The development will remove a number of all-weather pitches. NHDC Pitch Playing Strategy also identifies that Knebworth would benefit from an all-weather pitch. A contribution of £50,000 towards provision of an all-weather pitch.
2. The six acre standard recommends a contribution to a MUGA or Skate park. A contribution of £35,000 to provide a small skate bowl at Knebworth recreation grounds
3. There is no dedicated cycle route between the development and Knebworth. The cycle route is partly on the road and partly on the narrow overgrown footpaths, not suitable for cyclists. As Knebworth Station is closest to the development, the Council requests £160,000 contribution to improving the cycle path from the development to Knebworth Station.
4. Some residents from the development will drive to the station and there is currently inadequate parking provision for commuters. Therefore a contribution of £20,000 towards additional parking provision.
5. There is an inadequate number of allotments in the parish and a contribution of £35,000 is sought to assist in creating new allotments.

The application creates a new open space for the development and the Council agreed that it would seek a gift of the Open Space, which it would then maintain.

8. Neighbourhood Plan

Proposed by Mr Hemingway, seconded by Mr Godfrey and

Resolved: to approve the Draft Consultation Statement for the Knebworth Neighbourhood Plan.

9. Save Our Green Belt Campaign

Mr Ward gave a report on the proposals of the campaign group.

It is seeking a judicial review of the NHDC Local Plan

- The disproportionate use of Green Belt.
- The ONS figures, which have been downgraded
- The consultation process on the new category of 'growth' villages.

It has approximately a third of the funds required and is seeking additional funding from parish councils and local residents affected by the Local Plan.

The Council agreed that the group should be invited to give a presentation to the September Parish Council meeting before it considers allocating funds to the cause.

10. CCTV

Proposed by Mr Stringer, seconded by Mr Farr and

Resolved: to accept the quote of £6231 from to install the three columns and cabling for CCTV cameras subject to granting of planning permission.

The clerk is to obtain an updated quote for the CCTV cameras.

11. Village Hall Sound and Light

Proposed by Mr Farr, seconded by Mr Godfrey and

Resolved: to accept the quote to purchase acoustic curtains for the Stage doors.

Proposed by Mrs Conybeare, seconded by Mrs Nash

Resolved: to apply for grants prior to undertaking any work.

12. Clerk's Report

12.1 The tractor and mower has been delivered, unfortunately it cannot be taxed at present so it is unable to cut the outside playing fields. The clerk has instructed a contractor to cut Lytton Fields and King George V Playing fields.

12.2 HCC requires the festive licence application to be submitted by the end of July. Lamps and Tubes are undertaking testing and has quoted £400 to repair the lights.

12.3 The gas main is to be re-laid in Deards End Lane and Park Lane to the A1 Bridge. Deards End Lane will be closed for a couple of weeks. There are also plans to replace the main in other parts of the village.

12.4 Swangleys Lane is to be closed for road works.

9. Finance

Proposed by Mr Hemingway seconded by Mr Willcocks and

Resolved: that the list of accounts paid during Accounts Period 3 2019/20 be approved.

10. Exclusion of the Press and Public

Resolved: That under Section 100A(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the said Act (as amended).

Mrs Nash and the member of public left the meeting.

11. Station Pub

Mrs Charter gave a report on the work undertaken by the working party. The borrowing application has been submitted and a decision should be made within the next two weeks. The group is also to look for potential tenants to ensure the pub is reopened as quickly as possible and costs are covered.

Proposed by Mr Willcocks, seconded by Mr Ward and

Resolved: to give the Acquisitions Working Party the authority to bid for the Station Pub up to the sum available, as identified in the business report. Two councillors are to be present at all working party meetings.

12. Any Other Business

12.1 After the problems with the new timetable Govia has a large fund available for station improvements. As one of the stations affected, Knebworth has £80,000 allocated from the fund. The Council agreed that the station would benefit from

improvements to disabled access to the platforms and extending the pedestrian underpass under the eastern line to Kerr Close.

12.2 The next Parish Council meeting is scheduled for 11 September 2019.

There being no other business the meeting closed at 09.52p.m.

Chairman _____

Date _____