

KNEBORTH PARISH COUNCIL

MINUTES of the Meeting of the Planning and Environment Committee held on Wednesday 13 June 2018 in Knebworth Village Hall at 8.00 p.m.

Present: Councillors Paul Ward (Chairman) Rosemary Conybeare, Jeremy Godfrey, Jenny Harrison, Paul Jobling, Colin Stringer and Roger Willcocks

In Attendance: Lisa Nash and the Clerk

1. Apologies

Apologies for absence were received.

2. Declarations of Interest

There were no declarations of interest.

3. Public Participation

There was no public participation

4. Minutes

Proposed by Mrs Harrison, seconded by Mr Godfrey and

Resolved: to approve the minutes of the meeting held on 11 April 2018.

5. 18/01317/FPH 8 Gun Meadow Avenue Knebworth

Erection of pre-fabricated annexe for ancillary residential use associated with main dwelling.

The committee hear neighbours objections to the application, overshadowing, impact on access and condition to the private road. The committee reviewed the application and has **no objections**.

6. 18/01238/FPH 8A Park Lane Knebworth

Ground floor carport infill extension to create double length garage

The committee heard neighbours objections to this application, which they consider will have a significant impact on the use of their car port.

The house was built as part of the redevelopment of 8 Park Lane, three years ago.

The house is one of a symmetrical pair of semi-detached five bedroomed dwellings with car ports sharing the party wall space. This application proposes to infill the party wall leaving a space less than three metres wide, rendering the neighbouring car port unusable.

The application also proposes to convert the 'double garage' to a workshop leaving only one available parking space.

The committee objects:

1. The development will result in non-compliance with parking standards
2. The dwelling is part of a symmetrical design. This application impacts on the street scene and is contrary to policy 5.
3. The loss of amenity to the neighbouring property as the development will render their car port unusable as a parking space.

7. 18/01332/FP the Surgery 1 Stevenage Road Knebworth

Erection of 8 x 1-bed flats following demolition of existing surgery building

No objections

8. 18/01348/FPH Meadow View Gipsy Lane Knebworth

Part two storey and part single storey rear extension following partial demolition of existing garage

No objections

9. 18/01408/FP Knebworth Sports Pavilion Watton Road Knebworth

Permanent retention of existing storage unit to provide storage area for the Day Nursery

Supports

10. 18/01319/DOC Hamilton Billiards And Games Co Park Lane Knebworth

Discharge of Condition 7: Prior to commencement of the development full details of a Construction Management Plan shall be submitted to the Local Planning Authority for approval in writing. The Construction Management Plan shall contain the timing of the programme of works (to include construction hours on the site) and the areas for construction vehicle parking, storage and delivery of materials within the development site. (as attached to planning permission reference 17/00883/1 granted 09/08/2017)

The committee reviewed the plan and were concerned about:

1. The lack of information on parking provision for the twenty five employees.
2. Proposed deliveries between 8.00-9.00am when the station car park is busy with commuters and children.

11. 18/00992/RM Hamilton Billiards And Games Co Park Lane Knebworth

Reserved matters application for approval of landscaping details for outline planning application 17/00883/1 granted 09.08.2017 for residential development of 10 units comprising 9 x two bed flats, conversion and part two storey/part single storey side extension to existing building at the rear of the site to provide 4 parking spaces and cycle store at ground floor with 1 x 2 bed flat over and 18 car parking spaces within site following demolition of existing buildings. Repairing and raising of existing wall on northern boundary to 2.5 metres in height and repairing and raising of existing wall to western boundary to 2.1 metres in height.

The committee noted the scheme.

12. To Consider Applications received after 6 June 2018**12.1 18/01407/LBC Deards End Farm Park Lane Knebworth**

Replace single glazed windows with double glazed windows

No objections.

13. Any Other Urgent Business

There being no other business the meeting closed at 8.32 p.m.

Chairman _____

Date _____