

KNEBWORTH PARISH COUNCIL

MINUTES of the Virtual Meeting of the Planning and Environment Committee held on Wednesday 13 May 2020 at 7.30 p.m.

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

In Attendance: and the Clerk

1. Apologies

There were no apologies for absence.

2. Declarations of Interest

There were no declarations of interest.

3. Minutes

Proposed by Mr Willcocks, seconded by Mrs Harrison and

Resolved: to approve the minutes of the meeting held on 8 April 2020.

4 20/00698/FPH 34 Hornbeam Spring Knebworth.

Insertion of dormer window to existing side elevation pitched roofslope to facilitate conversion of loft into habitable accommodation

No objections

5. 20/00851/FP Keepers Cottage Rustling End Codicote

Change of use and conversion of existing swimming pool, outbuilding and garage into one 3-bed dwelling. Erection of detached garage block with carer flat above following demolition of existing stables, greenhouse and outbuilding.

The site is in Green Belt and the application proposes to divide the site into two residential plots.

The National Planning Policy Framework states:

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

145 (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

The committee considered the conversion of be buildings to residential, as inappropriate development, creating a residential footprint which is disproportionate to the original building. It therefore **objects**.

6. 20/00902/FPH Homeview Gipsy Lane Knebworth

Part two storey and part single storey rear extension, single storey side extension, alterations to fenestration and erection of wall to create bin storage area following demolition of existing rear conservatory

No objections

7. 20/00916/FPH 44 Stevenage Road Knebworth

Erection of single storey rear garden summerhouse following demolition of existing single storey rear garden summerhouse

No objections

8. 20/00901/FP Knebworth Barns Knebworth Park Old Knebworth

Temporary permission for the erection of 610.6 sq. m marquee to be placed within the courtyard of Knebworth Barns for use of private parties and events including Christmas and wedding fairs for 3 consecutive months (November to January inclusive) until the year 2025

No objections

9. 20/00945/FPH 12 Oak Tree Gardens Knebworth

Replace existing rear attached garage door with window to facilitate partial conversion of garage into habitable accommodation, retaining existing front elevation garage door

No objections

10 20/00960/FPH Lytton Lodge Hitchin Road Codicote

Erection of triple garage with annexe accommodation above following demolition of existing.

The proposed garage is three times as large as the existing garage and will provide a one bedroom dwelling on the first floor. The site is in Green Belt and NPPF145(d) states

that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

The Council considered the application contrary to NPPF 145(d) and therefore **objects**.

There being no other business the meeting closed at 7.50

Chairman _____

Date _____
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