

KNEBworth PARISH COUNCIL

MINUTES of the Virtual Meeting of the Planning and Environment Committee held on Wednesday 10 June 2020 at 7.00 p.m.

Present: Councillors Paul Ward (Chairman), Adrienne Charter, Rosemary Conybeare, Jeremy Godfrey, Steve Hemingway, 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. Public Participation

None

3. Declarations of Interest

There were no declarations of interest.

4. Minutes

Proposed by Mrs Harrison, seconded by Mr Stringer and

Resolved: to approve the minutes of the meeting held on 13 May 2020.

5 20/00972/FP Redwood Deards End Lane Knebworth

Change of use of 6 bedroom HMO (Use Class C4) to a ten bedroom HMO (Sui Generis).

Redwood is a large family home in located in Deards End lane conservation area and is a narrow lane without footpaths.

There have been a number of objections from local residents and the inaccurate description of the current use as an HMO. The property has been empty since the previous owner died, so it has not been used as a house of multiple occupancy. The safety aspect for pedestrians and vehicles on the narrow lane without footpaths. Concerns were also raised with regard to the adequacy of the sewerage system.

The Council **strongly objects** to the application on the grounds that:

The property has never been used as a HMO, so it has not been demonstrated that the general infrastructure could cope with the proposed long term significant increase in the occupancy of the site.

The use of the property as a house of multiple occupancy is out of character with the area and consequently will have a negative impact on the conservation area. The front garden will become a large car park changing the semi-rural feel to a commercial location.

The provision of an adequate number of

car parking spaces has not been demonstrated. Each room is a separate household and therefore must have its own parking spaces. With the number of independent households visitor parking should be maximised and a further eight spaces provided. The spaces provided should not permit double parking.

The sewerage system has limited capacity and no measures have been proposed to improve this for the increased usage.

Stevenage and Hatfield Councils have put in place measures to control houses being converted to HMOs. NHDC should consider placing an Article 4 directive on the Deards End Lane conservation area to prevent permitted rights having a significant impact on this historic lane.

6. 20/01080/S73 1 Gun Road Gardens Knebworth

Erection of one 2-bed dwelling with associated parking and parking for No. 1 Gun Road Gardens Section 73 Application variation of condition 2 of planning permission 19/01576/FP granted 20/08/2019 removal the existing chimney shown on amended drawing 13511-010-B.

No objection

7. 20/01016/FPH the Station, Station Approach Knebworth

Installation of door opening at first floor level and external staircase on the southwest elevation to facilitate first floor living accommodation

No comment

8. Applications received after 5 June 2020

8.1 20/01169/FPH 25 Westland Road Knebworth

Part single storey, part two storey side and rear extensions (as a variation of planning permission reference number 20/00759/FPH granted on 29.05.2020)

No objection

There being no other business the meeting closed at 7.33

Chairman _____

Date _____