

KNEBworth PARISH COUNCIL

MINUTES of the Virtual Meeting of the Planning and Environment Committee held on Wednesday 8 July 2020 at 7.30 p.m.

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

In Attendance: the Clerk

1. Apologies

Apologies for absence were received from Messrs Godfrey and Jobling.

2. Public Participation

None

3. Declarations of Interest

There were no declarations of interest.

4. Minutes

Proposed by Mr Willcocks, seconded by Mrs Harrison and
Resolved: to approve the minutes of the meeting held on 10 June 2020.

5 20/01233/FPH 56 Stevenage Road Knebworth

Single storey front and side and part single storey, part two storey rear extensions, replace existing single storey attached garage door with window to facilitate conversion into habitable accommodation and insertion of dormer windows to front roofslope to facilitate conversion of loft to habitable accommodation, and alterations to openings

No objection

6. 20/01241/FPH 25 St Martins Road Knebworth

Proposed rear first floor infill extension

No objection

7. 20/01273/FP Station House Station Approach Knebworth

Proposed render finish to parapet level, insertion of two window openings following removal of doors on the ground floor East elevation and first floor North elevation (pursuant to Prior Approval 16/03262/1PN for Change of Use of the existing building from (class B1a) to residential (Class C3).

No objection

8. 20/01188/FP Park Lane Court 2 Park Lane Knebworth

Alterations to existing buildings to provide 2 x 1 bed and 1 x 2 bed additional flats including 3 additional parking spaces

The application proposed to convert the loft space of the current development, to bring the site total to fourteen flats. The Council was concerned about avoidance of s106 obligations by submitting planning applications to change the approved scheme which was below the threshold. The original application which was refused sought S106 funds for affordable housing, which were not required with the subsequent application.

The Parish Council **objects** to the application

1. Overdevelopment of the site
2. Loss of landscaping due to more land being required for parking provision.
3. Non-compliance with parking provision per NHDC SPD parking at new dwellings
4. Non-compliance with cycle storage per NHDC SPD parking at new development
5. S106 agreement should be sought for the site.

9. 20/01320/S73 26a Watton Road Knebworth

Conversion of loft into additional habitable space including insertion of velux windows and all windows to be grey powder coated aluminium finish (Section 73 application - variation of condition 2 of Planning Permission 19/00921/FPH granted 21.05.2019 for Single storey front and side extensions together with first floor roof extension and alterations to provide additional accommodation).

Neighbours have objected to loss of privacy from the velux windows which will overlook the velux windows in their roof. The Parish Council has **no objections** to the application subject to the windows overlooking the neighbouring property being opaque and secure.

10. 20/01326/FP 17 Gun Lane Knebworth

Erection of 3no. two storey two bedroom houses following demolition of existing bungalow with associated landscaping, vehicle parking and ancillary works.

No objection

11. 20/01375/FPH 22 Wadnall Way

Single storey front and rear extensions and replace attached garage door with a window to facilitate conversion of garage into habitable accommodation and replace existing rear conservatory roof

No objection

12. 20/01390/FPH 51 Watton Road Knebworth

Replacement of flat roof to existing attached single storey garage with a pitched roof and replace garage door with a window to existing south elevation and a door to existing north elevation to facilitate conversion of garage into habitable accommodation for use as a home office

No objection

13. Applications received after 3 July 2020

13.1 20/01258/FPH 24 Wadnall Way Knebworth
Single storey rear conservatory

No objection

There being no other business the meeting closed at 8.02

Chairman _____

Date _____