

KNEBworth PARISH COUNCIL

MINUTES of the Virtual Meeting of the Planning and Environment Committee held on Wednesday 12 August 2020 at 7.30 p.m.

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

In Attendance: the Clerk

1. Apologies

Apologies for absence were received from Mrs Charter and Mr Jobling.

2. Public Participation

None

3. Declarations of Interest

There were no declarations of interest.

4. Minutes

Proposed by Mrs Harrison, seconded by Mrs Conybeare and

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

5. 20/01526/FP Land at 137 London Road Knebworth

Erection of two 2-bed apartments, two 1-bed apartments, and ground floor commercial unit (Use Class A3, A4 and A5), including car parking and creation of new vehicular access off London Road.

Permission has already been granted for a retail unit and two two bedroom flats with three parking spaces. This application increases the density of the development by the addition of another storey to accommodate two one bedroom flats with no additional parking. The proposed uses covers, cafes, restaurants, takeaways and pubs.

The Parish council **strongly objects** to the application

1. The size and bulk of the proposed development is over development of the site.
2. The style and scale are out of keeping with the surrounding area.
3. The height and rear windows will have an impact on the residents of Watton Road.
4. The proposed three spaces is significant under provision and is not acceptable. Knebworth has a history of parking issues. A recent survey of businesses, as a result of HCC proposals has highlighted that there is inadequate long term parking for the businesses which do not have any staff parking. Any available on street parking is taken by residents or commuters.

St Martins Road car park, which is short stay pay and display, is being relied upon to provide parking for visitors the newly constructed 47 flats on the High Street, the new surgery and library on St Martin's road.

London Road has parking restricted to an hour, so is not suitable for residents of the flat. The scheme should provide six parking spaces for the flats and three parking spaces for the six staff.

5. There is no provision for bin storage shown for either the flat or the retail outlet. This would further reduce space in the rear car park making it difficult to manoeuvre vehicles to exit in a forward motion.
6. There has been no environmental impact assessment of the proposed usage of the site with no consideration of the proximity of the residential property in the area.

6. 20/01522/FP Land at the Rear of 1 Stockens Green Knebworth

Erection of two semi-detached 3-bed dwellings including creation of additional vehicular crossover onto Gun Road Gardens.

The site is in the Stockens Green Conservation area and contains a tree identified as having landscape value.

The Parish Council **objects** to the application on the grounds that it is:

- Out of keeping with the conservation area.
- Overdevelopment of the site
- A valuable tree will be lost

7. 20/01453/FPH 29A Wadnall Way Knebworth

Replace existing single storey attached garage door with windows to facilitate conversion of garage into habitable use as a playroom

No objection.

8. 20/01537/FPH 30 Stockens Green Knebworth

Single storey front porch extension

No objection

9. 20/01633/FPH Green Pastures Gipsy Lane Knebworth

Part two storey and part single storey rear extension, replacement and new windows, doors and roof tiles and existing house to be rendered following demolition of existing detached rear garage, new porch canopy

No objection

10. 20/01628/FPH 18 Stevenage Road Knebworth

Single storey rear extension and modifications to existing ground floor windows following demolition of existing rear conservatory

No objection

11. **20/01702/FPH 9 Deards Wood Knebworth**
Two storey side extension

No objection

12. **Applications received after 5 August 2020**

There were no additional applications considered.

There being no other business the meeting closed at 8.05

Chairman _____

Date _____