

KNEBworth PARISH COUNCIL

MINUTES of the Virtual Meeting of the Planning and Environment Committee held on Wednesday 13 January 2021 at 7.30 p.m.

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

In Attendance: the Clerk plus two members of the public

1. Apologies

There were no apologies for absence.

2. Public Participation

Mr Calver objected to the application for 10 Oakfields Road. He considered the scale and bulk out of character with the surrounding properties, referring to NHDC Policy 57 Residential Guidelines and Standards. Other properties in the road have been developed without an increase in the height. This development with the increased height of two metres will be overbearing and cast shadows over his property and will seriously impact the enjoyment of his home. He had submitted a letter of objection to NHDC and copied to the Parish Council, with his full objections.

Mr Ward confirmed that the Parish Council had a copy of his objections and also a letter from the architect addressing them. Mr Claver had not seen the architect's response.

3. Declarations of Interest

There were no declarations of interest.

4. Minutes

Proposed by Mr Willcocks, seconded by Mr Godfrey and

Resolved: to approve the minutes of the meeting held on 9 December 2020.

5. 20/02911/FP Park Lane Reservoir And Booster Station Park Lane Old Knebworth

Conversion of redundant water tank to create one 4-bed dwelling including creation of vehicular access onto Park Lane

Supports

6. 20/02894/FPH 10 Oakfields Avenue Knebworth

Conversion of existing bungalow to a two storey dwelling involving raising and replacement roof incorporating roof lights, two storey rear extension incorporating Juliet Balcony, single storey side/rear extension, front porch and detached double garage following demolition of existing single storey side and rear elements

The Committee considered the change of roof height, loss of privacy and the street scene. The style of development of the dwelling is similar to other properties in the area and no one has a right to a view.

The proposed garage located on the front boundary was considered large in scale, height and bulk and out of character with the road.

The Council therefore **objects**.

7. 20/02942/FPH 68 London Road Knebworth

Single storey front extension and replace existing attached front elevation garage door with a window to facilitate conversion of the garage into habitable accommodation

No objections

8. 20/02943/FPH 69 Pondcroft Road Knebworth

Single storey rear extension following demolition of existing rear extension

No objections

9. 20/03012/FP Land At The Rear Of 1 Stockens Green Knebworth

Erection of one detached 3-bed dwelling

No objections

10. 20/03036/FP Knebworth Golf Club Deards End Lane Knebworth

Erection of detached single storey games room building, single storey extension to existing Pro shop to provide swing studio and relocation of kart store following demotion of four existing outbuildings.

No objections

11. 20/03037/LBC Knebworth Golf Club Deards End Lane Knebworth

Erection of detached single storey games room building, single storey extension to existing Pro shop to provide swing studio and relocation of kart store following demotion of four existing outbuildings.

No objections

12. 20/03053/FP Lodge Farm House Park Lane Old Knebworth

Creation of vehicular crossover onto Park Lane with partial removal of hedge

The Council has **no objections** subject to ensuring that a hedgerow is maintained beyond the visibility splay.

13. 20/03032/FPH 33 Gun Road Gardens Knebworth

Single storey rear extension following demolition of existing single storey rear element

No objections

14 20/03041/FPH 35 Gun Road Gardens Knebworth

Single storey rear extension following demolition of existing rear extension

No objections

15. Applications received after 8 January 2021**15.1 21/00037/FPH 17 Watton Road Knebworth**

Single storey front and rear elevation extensions, replace roof and insertion of dormer windows to existing front and rear roofslopes to facilitate conversion of loftspace into habitable accommodation following demolition of existing rear conservatory and outbuilding

No objections

15.2 21/00026/FP 115A London Road Knebworth

Erection of 20ft storage shipping container

No objections

15.3 21/00/FPH 118A London Road Knebworth

Insertion of two dormer windows to existing front elevation roofslope and insertion of one dormer window to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation

No objections

16. Applications to NHDC Planning Control Committee 20 January 2021

20/00851/FP Keepers Cottage, Rustling End

Change of Use and conversion of existing swimming pool, outbuilding and garage into one 3 bed dwelling. Erection of detached garage outbuilding (amended by plans received 03/07/20 and 11/12/20)

Cllr Nash is to speak at the Planning Control meeting on behalf of the Council.

There being no other business the meeting closed at 8.33 pm

Chairman _____

Date _____

DOC 2021046 150121