

KNEBWORTH PARISH COUNCIL

Serving the community since 1894

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21 August 2018

To; Councillors Willcocks, Charter, Conybeare, Godfrey, Harrison, Hemingway, Nash, Jobling, Stringer, Ward

You are summoned to the **Extraordinary Meeting of the Parish Council** to be held in **Village Hall, Knebworth** on **Wednesday 29 August 2018** at **8.30 p.m.**

Yours sincerely

Roger Willcocks
Chairman

To assist in the speedy and efficient dispatch of business, members requiring further information on issues included in the Agenda are requested to enquire prior to the meeting.

AGENDA

At the start of each meeting, the Chairman will announce that proceedings may be filmed, photographed or recorded and invite any members of the public not wishing to be filmed or photographed to move to the designated area.

1. Apologies

To receive and accept apologies for absence

2. Chairman's Announcements

Members are reminded that any declarations of interest in respect of any business set out in the agenda, should be declared as either a Disclosable Pecuniary Interest or Declarable Interest and are required to notify the Chairman of the nature of any interest declared at the commencement of the relevant item on the agenda. Members declaring a Disclosable Pecuniary Interest must withdraw from the meeting for the duration of the item. Members declaring a Declarable Interest which requires they leave the room under the Code of Conduct, can speak on the item, but must leave the room before the debate and vote

3. Station Pub

3.1 To consider Rule 6 status at the Planning Appeal

3.2 To consider an application for a Tree Preservation Order

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Notes to Extraordinary Parish Council Meeting to be held on 29 August 2018

		Attachments
<p>3.1</p>	<p>Rule 6 Party</p> <p>The appeal against the refusal of the planning application for the Station Pub has been registered and additional comments have to be submitted by 13 September 2018. The Parish Council and interested parties can register as Rule 6 parties in an appeal. Rule 6 parties will receive copies of all appeal documents and will be able to cross examine Market Homes and their expert witnesses.</p> <p>As a minimum Rule 6 parties appoint a planning consultant to prepare the statement of case and cross examine. Solicitors and barristers can also be appointed to assist in the cross examination.</p> <p>The Parish Council was joint Rule 6 parties with Datchworth Parish Council and residents for the Swangleys Farm Solar farm appeal, which was withdrawn and with Codicote Parish Council and residents with the 3 Houses lane solar farm appeal, which was quashed.</p> <p>The SOS Pub group has appointed Alison Young to represent it as a Rule 6 party, initial costs are £5500-£6500, see attached quote.</p> <p>Dale Ingram, who initially quoted £5000 fees, valuation & expert witnesses £5000 and barrister £5000, has declined to represent the group due to workload.</p> <p>The group has raised £10,000 to date towards the cost of an appeal.</p> <p>The clerk contacted Jed Griffiths regarding costs. He quoted £1000 to respond and attend a one day inquiry.</p> <p>Planning Inspectors prefers Rule 6 parties with similar representations to join forces to minimise repetition and therefore cut down on the inquiry time.</p> <p>Resolutions:</p> <ol style="list-style-type: none"> 1. The Parish Council agrees to become a Rule 6 party in the appeal against the refusal of the planning application 17/01622/1 the Station Pub 2. The Parish Council agrees to become a joint Rule 6 party with the Save Our Station Pub Group in the appeal against the refusal of the planning application 17/01622/1 The Station Pub. 3. The Parish Council will share the Rule 6 party costs. 4. The Parish Council will contribute up to £5000 towards the Rule 6 party costs above £10,000. Should costs exceeds £15000, further contributions will be considered. 	<p>PC response prepared by J Griffiths to original application</p> <p>A Young Quote</p>
	<p>Tree Preservation Order</p> <p>The large tree on the pub site has been identified by NHDC in its report: <i>There is a large, mature tree within the site and very close to the pub. The tree makes a significant, positive contribution to the appearance of the site.</i></p> <p>The SOSPub group has asked the Parish Council to apply for a Tree Preservation Order for this tree.</p> <p><u>Resolution</u></p> <p>The Parish Council agrees to apply for a Tree Preservation Order on the large mature tree on the Station Pub site, identified by NHDC as making a significant, positive contribution to the appearance of the site.</p>	