

KNEBWORTH PARISH COUNCIL

MINUTES of the Planning and Environment Committee held on Wednesday 7 September 2022 at 7.30 p.m. at Knebworth Village Hall

Present: Councillors Paul Ward (Chairman), Adrienne Charter, Phil Farr, Jeremy Godfrey, Paul Jobling and Roger Willcocks

In Attendance: Claire Graham (Clerk)

1. Apologies

Apologies for absence were received from Mrs Nash.

2. Public Participation

None.

3. Declarations of Interest

There were no declarations of interest.

4. Minutes

Proposed by Mr Godfrey, seconded by Mr Willcocks and **Resolved:** to approve the minutes of the meeting held on 3 August 2022.

5. 22/02022/FP Land Adjacent To 21 Wadnall Way Knebworth

Erection of one 3-bed dwelling

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

1. It is overdevelopment of the site
2. The dwelling will be forward of the Crabtree building line.
3. Parking provision is poor, access is across the junction pavement and there were safety concerns.
4. It will impact sight lines for the junction with Crabtree.
5. Loss of parking for existing property.

6. 22/01738/FPH 190 Park Lane Old Knebworth

Single storey rear extension to facilitate 1-bed annexe accommodation following demolition of existing outbuilding

The site is in Green Belt and within the Old Knebworth Conservation area. The southern boundary is a high hedge which abuts footpath Knebworth016 which has currently has high hedges on both sides.

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

1. The annexe footprint is similar to the original dwelling and is therefore overdevelopment of the site
2. The proposal would remove approximately ten metres of hedgerow, which will have a significant impact on the rural nature of the area.

3. It is unclear where the boundary is in relation to the annexe, however at present it appears that the roof will overhang the boundary and down pipe will also discharge onto adjacent property.
4. The proposed flat roof is out of keeping with the conservation area.
5. It is significantly larger than existing shed it replaces, which is well within the curtilage of the site.
6. The proposal also converts the garage property.

7. 22/02172/LBC 190 Park Lane Old Knebworth

Single storey rear extension to facilitate 1-bed annexe accommodation following demolition of existing outbuilding

The Council **objects** to the application:

1. The footprint of the annexe is similar in size to the original dwelling and is therefore over development.
2. The flat roof is out of character

8. 22/02134/FPH 74 Pondcroft Road Knebworth

Part two storey and part single storey rear extension following demolition of existing conservatory. Insertion of rear dormer window to facilitate loft conversion. Front porch extension. Alterations to fenestration including insertion of additional first floor side window.

No objections

9. 22/02050/FPH 11 Gun Road Gardens Knebworth

Single storey rear extension following demolition of existing rear conservatory.

No objections

10. 22/02159/FPH 154 Park Lane Old Knebworth Knebworth

Two storey side extension including Juliet balcony on rear elevation at first floor level. Front porch, alterations to fenestration on front elevation including insertion of additional first floor dormer window and pitched roof above existing dormer window (variation of planning permission 21/02823/FPH granted 29.11.2021).

No objections

11. 22/02194/FP 131 London Road Knebworth

Change of use of first floor from tattoo parlour to massage parlour (class Sui Generis).

No objections

12. Applications received after 1 September 2022

12.1 22/01992/FPH 18 Deards End Lane Knebworth

Retention of children's raised climbing frame with slide in garden.

No objections

12.2 22/02364/S73 28 Park Lane, Knebworth

Variation of Condition 2 (submission of revised plans TR101 C, TR104 D, TR105 B and TR106 C) and Condition 3 (second storey to be clad and replacement roof) of planning permission 20/00615/FP granted 05/06/2020 for two storey side and rear extensions to add a first floor over existing bungalow, and new garden building and boundary fencing.

No objections

12.3 22/02340/FP 2c Gun Lane Knebworth

Rear conservatory following demolition of existing conservatory.

No objections

12.4 22/02341/FP 2d Gun Lane Knebworth

Front porch extension following demolition of existing porch.

No objections

13. Any Other Business

13.1 A resident has complained about the Council's lack of objection to the recent application for change of use of the barn on Three Houses Lane.

There being no other business the meeting closed at 8.02.

Chairman _____

Date _____