

## KNEBWORTH PARISH COUNCIL

**MINUTES** of Meeting of the Planning and environment committee Meeting held on the 12<sup>th</sup> of February 2025 at Knebworth Village Hall at 7.30 p.m.

Present: Councillors Roger Willcocks, Jeremy Godfrey, James Cameron, Alexander Hurwitz, Paul Ward.

In attendance: Jodee White (Clerk), Jacqueline Veater (Planning Consultant).

No	Item
1.	<p><b>Apologies</b></p> <p>Apologies for absence were received from Cllr Lisa Nash due to personal matters. Due to length of time of absence the Clerk to check with the monitoring officer. Apologies for absence were also received from Cllr James Cameron. Cllr Jobling arrived at 7.40.</p>
2.	<p><b>Declaration of Interest</b></p> <p>Cllr Ward declared that he was party to the existing enforcement case at NHDC regarding planning application 24/02343/FP - Church Wood, Three Houses Lane, Codicote, Hertfordshire</p>
3.	<p><b>Public Participation</b></p> <p>Tim Wise and other residents near to Three Houses Lane were in attendance.</p>
4.	<p><b>To approve the Minutes of the Planning Committee meeting on the 8<sup>th</sup> of January.</b></p> <p>It was proposed by Cllr Willcocks and seconded by Cllr Godfrey and  <b>Resolved:</b> to approve the minutes of the Planning Committee meeting held on 8 January 2025.</p>
5.	<p><b>24/02343/FP - Church Wood, Three Houses Lane, Codicote, Hertfordshire</b></p> <p><i>Change of use of existing site from agricultural to use Class B8 (Storage and Distribution). Extensions and alterations to existing barns; erection of detached temporary structure of three years and supporting substation and concrete base. Installation of hardstanding for outside storage and parking and installation of electric front entrance gates. Drainage pond and associated outfall pipe, alterations to surface access track (Development has commenced).</i></p> <p>Tim Wise on behalf of residents of Three Houses Lane gave a presentation detailing their objections to this applications to which the council will give consideration.</p> <p>Councillors noted that they would not expect to see a Class B8 development in a woodland area and as such would not support this application. They also noted a protection order covering the woods. Councillors objected to this application on grounds of change of use due to it being Green Belt Land and as such not appropriate. Councillors wished to encourage the Planning Officers to request Highways to continue with enforcement action on this site as has been done on previous applications.</p>
6.	<p><b>24/02596/FP - Gun House, Gun Lane, Knebworth, Hertfordshire, SG3 6AU</b></p> <p><i>Side roof extension and insertion of rear dormer window and side rooflight to facilitate conversion of loft into one studio flat. Side covered cycle store.</i></p> <p>Councillors objected to this application on grounds of Policy KBDS1 – Knebworth Village Character (Development should respect or enhance the special character of Knebworth village) in the Knebworth Neighbourhood Plan 2019-2031. Councillors found that this was a character building prominent from the junction and that several of the elevations can be seen, particularly the gable ends of the building which was considered to affect the character of the building.</p>

7.	<p><b>24/02927/FPH - 35 Stevenage Road, Knebworth, Hertfordshire, SG3 6NN</b></p> <p><i>Raise existing roof ridge height to create two storey dwelling and single storey rear extension. Side extension to link main dwelling to garage and replace existing flat garage roof with pitched roof. Application of render, new front porch, alterations to openings.</i></p> <p>There were no objections to this application.</p>
8.	<p><b>24/02915/FPH – 48a Pondcroft Road, Knebworth, Hertfordshire, SG3 6DE</b></p> <p><i>Single storey rear extension following demolition of existing rear element.</i></p> <p>There were no objections to this application.</p>
9.	<p><b>25/00141/EC – Watton Sub Station Watton Road Knebworth Stevenage Hertfordshire SG3 6AG</b></p> <p><i>Installation of 6no antennas and ancillary equipment following the removal and replacement of 3no antenna.</i></p> <p>There were no objections to this application.</p>
10.	<p><b>To consider any other applications received after 5 February 2025</b></p> <p><b>25/00285/FPH - 19 St Martins Road Knebworth Hertfordshire SG3 6ER</b></p> <p>Single storey rear extension and erection of detached garage following demolition of existing rear conservatory, detached garage, and rear chimney</p> <p>There were no objections to this application.</p>
11.	<p><b>Any Other Business</b></p> <p>There was no AOB discussed.</p>

*The meeting closed at 8.04p.m.*

**Chairman:** \_\_\_\_\_

**Date:** \_\_\_\_\_