

KNEBWORTH PARISH COUNCIL

Serving the community since 1894

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4 December 2020

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

You are hereby summoned to the **Meeting** of the **Planning and Environment Committee** to be held on **Wednesday 9 December 2020 at 7.30 pm.**

Due to the Covid 19 Crisis this will be a virtual meeting

Claire Graham
Clerk

AGENDA

1. Apologies for Absence.

2. Declaration of Interests

To receive from Members of the Council any declaration of interests in respect of any business set out in the agenda. Members should either declare a prejudicial or personal interest and are required to notify the Council of the nature of any interest declared

3. Public Participation

4. Minutes

To approve the minutes of the Planning Committee meeting held on 11 November 2020

5. 20/02706/FP 16 Deards End Lane Knebworth

Erection of one detached 3-bed dwelling including creation of vehicle access off Stobarts Close.

6. 20/02695/FP 9 Station Road Knebworth

Demolition of existing building and erection of replacement building (Class E: Commercial, Business and Service use).

7. 20/02746/FPH 20 Oakfields Avenue Knebworth

Two storey front and first floor front extensions, single storey rear extension, side porch canopy. Hip to gable roof extension, 3 rear dormer windows and 1 front dormer window to facilitate enlargement of existing first floor following demolition of existing rear conservatory.

8. 20/02541/FP Lodge Farm Park Lane Old Knebworth

Erection of indoor horse riding arena, stables, tack room and store room

9. 20/02713/FPH 25 Westland Road Knebworth

Single storey extension to existing detached garage

10. 20/02668/FPH 12 Deards End Lane Knebworth

Part single storey part two storey side extensions, insertion of gable window to existing side gable end, erection of single storey attached front garage and ground and first floor rear extensions following demolition of existing front attached garage and rear conservatory

11. Applications received after 4 December 2020

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Class B

B1 Business is revoked from 1 September 2020. It is effectively replaced with the new Class E(g).

It is included here for reference and use in specific situations where it remains valid (as detailed above).

- **B1 Business** – Uses which can be carried out in a residential area without detriment to its amenity. **This class is formed of three parts:**
 - B1(a) Offices - Other than a use within Class A2 (see above)
 - B1(b) Research and development of products or processes
 - B1(c) Industrial processes

Class E - Commercial, Business and Service

Class E is introduced from 1 September 2020.

In 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food
- **E(b)** Sale of food and drink for consumption (mostly) on the premises
- **E(c)** Provision of:
 - **E(c)(i)** Financial services,
 - **E(c)(ii)** Professional services (other than health or medical services), or
 - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- **E(f)** Creche, day nursery or day centre (not including a residential use)
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,
 - **E(g)(ii)** Research and development of products or processes
 - **E(g)(iii)** Industrial processes