

NORTH HERTFORDSHIRE DISTRICT COUNCIL

**SOUTHERN RURAL COMMITTEE
(Cadwell, Codicote, Graveley & Wymondley, Hitchwood, Hoo, Kimpton,
Knebworth and Offa Wards)**

**Meeting held in the Council Offices, Gernon Road, Letchworth Garden City on
Thursday 6 October 2005 at 7.30pm**

MINUTES

PRESENT: *Councillors: D.J. Barnard (Chairman), Mrs C.P.A. Strong (Vice-Chairman), Alan Bardett, Tricia Gibbs, D.J. Horrell, Sal Jarvis, David Miller and F.R.B. Wordsworth.*

IN ATTENDANCE: *Area Planning Officer, Community Development Officer for Southern Rural, Chief Engineer and Member Services Officer.*

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Karry Omer.

2. MINUTES

RESOLVED: That the Minutes of the meeting held on the 14 July 2005 be approved as a true record of the proceedings and signed by the Chairman.

3. NOTIFICATION OF OTHER BUSINESS

No other items were presented for consideration by the Committee.

4. DECLARATION OF INTERESTS

Councillor Mrs Claire Strong declared a personal interest in planning application 05/01232/1, Land at rear of 20-22 Deards Wood, Knebworth as she was related to one of the objectors. Councillor Mrs Claire Strong reserved her right to speak on the matter.

Councillor Alan Bardett declared a personal interest in planning application 05/00569/1 Knebworth Leisure Centre (Odyssey Health Club) as he was a member of the Odyssey Health Club. Councillor Alan Bardett reserved his right to speak and vote on the matter.

5. PUBLIC PARTICIPATION

Mr Steven Moore had advised Committee Services that he would defer his presentation on a health and safety issue regarding the opening of the gate to Great Ashby District Park to a later meeting of the Southern Rural Area Committee.

6. PROPOSED HEALTH WALKS PROGRAMME

This item was withdrawn from the agenda.

7. TRAFFIC REGULATION ORDER REVIEW – MEMBER CONSULTATION

The Chief Engineer presented a report of the Head of Environmental Services that informed the Committee about the review of the North Herts District Council's on street parking in the Southern Rural Area and sought the Committee's feedback before Christmas this year.

RESOLVED: That consideration to the appropriateness of existing waiting restrictions in the Southern Rural area be given and the Chief Engineer be provided with their views and observations before Christmas 2005.

REASON FOR DECISION: To enable all views and observations to be incorporated into the Traffic Regulation Order review, as required in the adopted Parking Strategy.

8. PLANNING APPLICATIONS

The Committee heard oral representations regarding the following items:

Knebworth Leisure Centre, (Odyssey Health Club)

Dr Fothergill spoke as an objector.

Mr Richard Saunders spoke as the applicant's agent.

Land at rear of 123 London Road, Knebworth

Jeremy Gillham spoke as the applicant's representative.

Land at the rear of 20-22 Deards Wood, Knebworth

Mr Naish spoke as an objector on behalf of local residents.

Redwood, Deards End Lane, Knebworth

Mrs Goldby, spoke as an objector.

Mr T Moore spoke as the applicant's representative.

RESOLVED: To determine the applications as set out in the report of the Head of Planning and Building Control as indicated in the following schedule:

The Schedule

Reference Number	Description of Development and location	Decision
05/00836/1	Thistle Stevenage Hotel, Blakemore End Road, Little Wymondley, SG4 Renewal of Application No 99/01728/1 granted 22 June 2000 for a single storey rear extension to provide leisure club following removal of existing outdoor swimming pool.	Granted (as per report)
05/01111/1	Knebworth Leisure Centre (Odyssey Health Club), Old Knebworth Lane, Stevenage, SG2 Formation of new vehicular access and ancillary engineering operations to facilitate construction of associated internal link access road.	Refused (see (a) below)
05/00999/1	Land at The Rear of, 123 London Road, Knebworth, SG3 Outline application: 22 one and two bedroom category 2 Sheltered Housing Units and replacement A1 Retail Unit (96 m ²) with access through car park via St Martins Road following demolition of existing vehicle repair building and retail unit (Class A1). 17 parking spaces, new access drive and amenity areas (as amended by First Floor Revision A, Second Floor Revision A, Elevations C Revision A and Roof Plan Revision A, drawings received 14.7.05).	Granted (see (b) below)

05/01232/1	Land rear of, 20-22 Deards Wood, Knebworth, SG3 Five detached 4 bedroom dwellings with associated garaging and fencing. New access drive and turning areas. Alteration at western junction of Deards Wood with Park Lane to facilitate visibility splay improvements (as amended by drawing no 4022/3C received 29.9.05).	Refused (see (c) below)
05/00626/1	Redwood, Deards End Lane, Knebworth, SG3 6NL Temporary use of part of 1st floor as offices for a period of 3 years (as amended by drawing no O1A received 29.07.05 and amplified by letters dated 27 July and 12 September 2005).	Granted (see (d) below)
05/00851/1	Tollington, Preston Road, Gosmore, SG4 7Q Detached 5 bedroom dwelling and detached garage with office above following demolition of existing dwelling (Tollington House) annex (Tollington Cottage) and outbuildings.	Granted (see (e) below)
05/01068/1	Hambledon Farm and land, Danesbury Park Road, Welwyn, AL6 9SH Detached bungalow following demolition of garage and lean to and barn with partially implemented permission for conversion to two dwellings (as amended by drawing no 313304/1A and site location plan received 28.9.05).	Granted (see (f) below)
05/01145/1	Manderley, Pottersheath Road, Welwyn, AL6 9SY Detached triple garage with first floor hobby room as variation of part of permission ref 00/00920/1 granted 14.09.00 (as amended by drawing no. STA/05/01A received 05/09/2005)	Granted (as per report)
05/01098/1HH	61 Royal Oak Lane, Pirton, SG5 3QT Retention of garden shed to side of dwelling.	Granted (as per report)

(a) That with regard to Planning Application 05/01111/1, it was **RESOLVED** that permission be **REFUSED** for the following reason:

‘By reason of the significant earth works required to construct the new vehicular access and ancillary engineering operations to facilitate construction of the associated internal link access road, together with the loss of mature landscaping along the Stevenage Road frontage, the proposed development would harm the visual amenities of the locality and the openness of the Green Belt. As a result it is contrary to Policy 5 of the Hertfordshire County Structure Plan Review 1991 – 2011 and Policy 2 of the North Hertfordshire District Local Plan No 2 with Alterations’.

(b) That with regard to Planning Application 05/00999/1, the Head of Planning and Building Control’s recommendation was amended to read ‘that in the

event of the applicant entering into a Section 106 Agreement to ensure that the occupation of the units were maintained as Category 2 sheltered housing accommodation, permission be **GRANTED**'. As a result, the Committee **RESOLVED** to **GRANT** permission as per the Planning Control and Conservation Manager's recommendation with the following additional condition:

'That no work on the development be carried out on Sundays, Bank and statutory holidays, due to the proximity of the site to St Martins Church and nearby dwellings'.

Reason: To safeguard the amenities of churchgoers and nearby residents.

(c) That with regard to Planning Application 05/01232/1, it was **RESOLVED** that permission be **REFUSED** for the following reasons:

- 1) The application would have a detrimental impact on the safety and operation of the adjoining highways as it was considered that the capacity of Deards Wood has already been exceeded. Any increase in the use of the access to service the additional 5 dwellings is inappropriate and would result in a detrimental impact on the safety and operation of the adjoining C29 Park Lane and highway users. Further development utilising the present access onto Park Lane is therefore unacceptable.
- 2) By reason of the size and number of dwellings, the proposal represents an overdevelopment of the site together with the relatively small rear gardens which do not reflect the size and character of existing properties in the road. The development would thus be contrary to the provisions of Policies 1 and 26 of the District Local Plan No 2 with Alterations which require new development to show the highest standards of layout and design and to respect the environment and character of the existing area.
- 3) The development would give rise to a significant increase in traffic using Deards Wood and the proposed access road between Nos. 21 and 22 Deards Wood causing noise and disturbance to the detriment of the level of residential amenity currently enjoyed by existing occupiers.
- 4) The size of the proposed visitors' parking space is inadequate to allow reasonable provision for the parking of cars and vans.

Councillor Mrs Claire Strong abstained from voting when planning permission for the above application was considered.

(d) That with regard to Planning Application 05/00626/1, it was **RESOLVED** that permission be **GRANTED** subject to the following additional conditions:

- 3) The office use hereby permitted shall only operate between 8.30am and 5.30pm Monday to Friday, not including bank or statutory holidays.

Reason: To safeguard the residential amenities of adjoining properties.

- 4) The office use hereby permitted shall only operate in accordance with the details set out in covering letters from the applicant's agent, Mr Tony Moore, dated 27 July and 12 September 2005.

Reason: to safeguard the residential amenities of adjoining properties.

- (e) That with regard to application no 05/00851/1 the Planning Control and Conservation Manager's recommendation was amended so that the date to which no new material representations being received was 27 October 2005 and the need for the application to be referred to the First Secretary was deleted. In addition condition 5 was amended to read as follows:

'Within one month of the occupation of the dwelling hereby permitted all buildings shown to be demolished on drawing no 24-137-102c shall be demolished and all building materials shall be removed from the site to the satisfaction of the Local Planning Authority'.

As a result, the Committee **RESOLVED** to **GRANT** permission as per the Head of Planning and Building Control's recommendation.

- (f) That with regard to application no 05/01068/1, the Planning Control and Conservation Manager advised that the location should be amended from 'Hambleton Farm and land' to 'Old Orchard' and that condition 6 should be amended to refer to drawing no 313304/1A. Subject to these amendments, it was **RESOLVED** that permission be **GRANTED**.

ENFORCEMENT ACTION

ITEM A - Field adjoining A1M Motorway, north of Gravely Lane and junction 8, Graveley

The Planning Control and Conservation Manager advised that the sign which had been displayed at the above site had now been removed. As a result the Committee **RESOLVED** to take no further action on this matter.

ITEM B – King William IV Public House, Mangrove Green, Cockernhoe

The Planning Control and Conservation Manager sought authorisation from the Committee to take enforcement action in respect of Breach of Condition 1 of planning applications reference 04/01484/1 and 04/01932/1, to provide 11 additional car parking spaces at the King William Public House, Mangrove Green, Cockernhoe.

RESOLVED: That the Planning Control and Conservation Manager, subject to the Head of Legal and Democratic Services being satisfied with the evidence, be authorised to issue Breach of Condition Notices to bring about compliance with the above conditions, with a time for compliance of 28 days.

ITEM C – Land at the side of garage 1, Stevenage Road, Little Wymondley

The Planning Control and Conservation Manager sought authorisation from the Committee to take enforcement action to bring about a cessation in the unauthorised use of agricultural land to the side of the garage at 1, Stevenage Road, Little Wymondley.

RESOLVED: That the Planning Control and Conservation Manager, subject to the Head of Legal and Democratic Services being satisfied with the evidence, be authorised to take whatever enforcement action was necessary to bring about the cessation of the unauthorised change of use and restore the land to its original condition. The time for compliance to be 3 months.

Breach of Condition

Members of the Committee expressed the view that all future Breaches of Condition should be carried out under Officers' Delegated Powers and not come to Committee. It was further agreed that the Enforcement Officer should advise the Chairman and relevant Ward member of any enforcement actions that were to be taken in their area. The Committee agreed that this proposal should be referred to Cabinet.

9. PLANNING APPEALS

The Area Planning Officer reported that the following Planning Appeals had been lodged since the meeting of the Committee on 14 July 2005.

Appellant: Miss Jeffries
Reference Number: 05/00382/1
Address: Land adjacent to 3 Railway Cottages, Little Wymondley
Description: Erection of two bed dwelling and attached single garage
Procedure: Written representations

Appellant: Ms S Moore
Reference Number: 04/01925/1
Address: Land adjacent to 20 Maydencroft Lane, Gosmore
Description: Erection of two by two bedroom cottages, garaging and parking with access via driveway from Hitchin Road
Procedure: Written representations

The Area Planning Officer reported that the following Decisions had been received since the meeting of the Committee on 14 July 2005.

Appellant: Mr and Mrs Huggins
Reference Number: 04/01582/1
Address: 58 Pondcroft Road, Knebworth
Description: Single storey rear extension. Rear conservatory
Decision: Allowed (3.8.05)

Appellant: Mr and Mrs Cox
Reference Number: 04/00522/1HH
Address: 'Linton', Danesbury Park Road, Welwyn
Description: First floor extension to store and two storey extension to partly built games room to provide self contained residential annex
Decision: Dismissed (18.8.05)

10. CHAMPION NEWS

The Community Development Officer (CDO) for the Southern Rural Area presented a report of the Strategic Director of Customer Services that advised the Committee about the activities and schemes which he had been involved with since the last meeting of the Committee on 14 July 2005.

RESOLVED:

- (1) That the report of the Community Development Officer for the Southern Rural Area be noted;
- (2) That the actions taken by the Community Development Officer for the Southern Rural area be endorsed.

REASON FOR DECISIONS: To ensure that the Committee was kept informed about the work of the Community Development Officer in this area.

11. ANNUAL GRANTS AND DEVELOPMENT DISCRETIONARY BUDGET 2005 / 2006

The Community Development Officer for the Southern Rural Area presented a report of the Strategic Director of Customer Services that advised the Committee about the current expenditure and balances of the delegated budgets. The following document was appended to the report:

Appendix A – Spreadsheet of committee Delegated Budgets 2005/6.

RESOLVED: That the budgetary expenditure, balances and requested carry forwards from the Discretionary Development Budgets be noted.

REASON FOR DECISION: To ensure that the Committee were aware of the awarding of financial assistance to voluntary and community organisations, schemes and initiatives.

The meeting closed at 10.50pm

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Chairman