

CODICOTE PARISH COUNCIL

Minutes of the PLANNING COMMITTEE held on Tuesday 1st SEPTEMBER 2015 in the Parish Council Offices, 107a High Street, Codicote which commenced at 7:00pm

PRESENT: Chair, Councillor C Tinner with Councillors J Grant, H Gregory and J Warwick

IN ATTENDANCE: Lorraine Ellis (Clerk), Nick Pellett and Tim Wise

1. APOLOGIES FOR ABSENCE:

None received.

**2. TO DISCUSS THE PLANNING INSPECTORATE PROGRAMME: SOLAR
P001 FARM ON LAND SOUTH OF THREE HOUSES LANE:**

Councillor Tinner welcomed Nick and Tim to the meeting

Tim explained that Codicote Parish Council is a Rule 6 Party member in addition to himself (Tim Wise), Nick Pellett, Knebworth Parish Council and District Councillor Steve Heminway.

The Planning Inspectorate have provided an 8 day draft timetable and programme with two suggested inquiry dates of week commencing 11th April 2016 and week commencing 18th April 2016.

A common sense approach needs to be agreed and this should then be forwarded to The Planning Inspectorate.

It was agreed that the document produced by Tim was excellent and that a further bullet point relating to the access issues should be added to the summary section of the document. It was noted that CPRE have agreed to provide help but will not be able to be involved in the inquiry.

Councillor Grant asked for the Council's Green Belt Policy document to be included in Tim's document.

The Chair thanked Nick and Tim for attending the meeting and agreed to continue liaising.

Nick and Tim left the meeting at this juncture (7:35pm)

Codicote residents regularly use the area in question for leisure purposes and as the Council objected to the planning application they should continue to be involved and support Nick and Tim. It was agreed that the Clerk should obtain further clarification on Rule 6 and what it means to Codicote Parish Council. The Committee agreed that as the site is in Knebworth and not Codicote then Knebworth Parish Council should take the lead.

3. MINUTES OF THE MEETING HELD ON 23rd JULY 2015:

The minutes were proposed as a true and accurate record by Councillor Gregory and seconded by Councillor Grant, the minutes were then duly signed by the Chair of the Planning Committee.

4. MATTERS ARISING FROM THE MINUTES:

Fairhaven Barn planning applications: The Committee considered the Decision Notices for the four planning applications and agreed that they should be discussed further at the meeting with Stephen McPartland MP.

As You Like It update: Due to the proposed October start date of work on the building it was agreed that the Clerk should contact the developer to re-arrange the meeting so that it can be held in September with particular regard to the swifts.

It was agreed that the Clerk should contact Tom Kittle to request his help in providing the precise location and number of swift nests marked on a plan (back/front/side), also photographs of the building.

Councillor Gregory left the meeting at this juncture (8:23pm)

5. APPLICATIONS:

P002

Application no.	Address	Application	Recommendation
15/01910/1HH	12 Old Chapel Mews, High Street, Codicote	Rear conservatory	No objection
15/01802/1HH	Uncles Wood, Canonsfield Road, Welwyn	First floor rear extension. Single storey side extension and raising of roof line to existing two storey element following demolition of existing single detached garage	Objection: size and scale of development too bulky in relation to adjoining properties
15/02051/1	Cardens Gardens, Danesbury Park Road, Welwyn	Re profiling of disused quarry to allow grazing	Deferred: Access road is a single track road not maintainable at public expense. Site to be monitored closely by HCC/NHDC to ensure that the correct non-polluting infill material is used. The Clerk to contact County Councillor Richard Thake to request his assistance regarding a site restoration plan
15/01032/1	Cardens Gardens, Danesbury Park Road, Welwyn	Erection of and retention of two yurts for egg packing centre and new staff quarters and dayroom. Erection of five chicken, duck and quail enclosures. Retention of shed for storage of logs, straw and feed. Erection of three polytunnel chicken enclosures and one grain silo. Erection of two metre high chain link boundary fences and for the division of grazing areas	Deferred

6. DECISION NOTICES:

P003 Duly noted.

7. COUNCILLORS REPORTS:

P004 Land at the junction of Cowards Lane and St Albans Road: Councillor Warwick reported that the developer had turfed and set flower beds on Highways land. It was noted that the Clerk had reported the matter to Hertfordshire Highways, the Clerk to follow up to ensure enforcement is undertaken.

Local Plan: The Clerk reported that a resident had raised a question regarding possible development behind St Albans Road. It was agreed that the Clerk should advise the resident that the field in question has not been included in the Local Plan.

HAPTC training course: Councillor Tinner confirmed her availability to attend the HAPTC training course 'How to respond to planning applications'. The Clerk to confirm availability and to book a place.

The Chair thanked everyone for attending and closed the meeting at 9:12pm

Signed..... Chair of Planning

Date..... 2015