

# CODICOTE PARISH COUNCIL

**Minutes of the PLANNING COMMITTEE held on  
Tuesday 3<sup>rd</sup> January 2017, in the Parish Council Offices,  
107a High Street, Codicote which commenced at 7:30pm**

**PRESENT:** Chair, Councillor Caroline Tinner with Councillors Helena Gregory,  
Mark Ireland and Steve Sanders

**IN ATTENDANCE:** Lorraine Ellis (Clerk)

**1. APOLOGIES FOR ABSENCE:**

None received.

**2. TO RECEIVE DECLARATIONS OF INTEREST IN ACCORDANCE WITH  
THE COUNCIL'S CODE OF CONDUCT:**

None received.

**3. MINUTES OF THE MEETING HELD ON 6<sup>th</sup> DECEMBER 2016**

The minutes of the meeting were proposed as a true and accurate record by  
Councillor Sanders.

**4. MATTERS ARISING FROM THE MINUTES:**

- **Local Plan update:** Cllr Gregory reported that a decision may not be announced until 2018. It is possible that the Government will want to announce as many as possible at the same time.
- **Cardens Gardens update:** The Clerk reported that a response had finally been received from NHDC. The Officer states that whilst it may generally appear that the site is a primary residential residence, the evidence for this is not sufficient at this time to issue a breach of condition notice in respect of residential use.

Cllr Ireland arrived at this juncture (7:40pm)

It was agreed that the Parish Council would continue to monitor the situation and will forward any information received on to NHDC.

- **Land adj to Windmill Cottage, Pottersheath Road:** The Clerk reported that the appeal had been dismissed by the Planning Inspectorate. A copy of the report to be obtained and kept on file.
- **Land at junction of Pottersheath Road:** The Clerk reported that the application had been referred to the NHDC Planning Control Committee who were scheduled to meet on Wednesday 18<sup>th</sup> January. Cllr Gregory agreed to present the Parish Council's objection at the meeting. The Clerk to arrange a time slot with NHDC.

**5. PLANNING APPLICATIONS:**

**P001**

|            |   |  |   |
|------------|---|--|---|
| 16/02967/1 | Welwyn Equestrian Centre, Pottersheath Road, Pottersheath | Residential development comprising 5x5-bed and 8x4-bed dwellings with associated garages, parking and amenity space following demolition of all buildings and structures | <b>Objection: Rolling back of green belt. Loss of facilities which include leisure business and child care.</b> |
|------------|---|--|---|

|                           |                                   |   |   |
|---------------------------|-----------------------------------|---|---|
| 16/03084/1HH              | 51 Codicote Road, Welwyn          | Loft conversion including gable and extensions, front dormers, front bay window extension and single storey rear extension  | <b>Observation: Inaccurate plans. Different scales have been used but they claim to be the same.</b>            |
| 16/03121/1HH              | 14 Gomer Close, Codicote          | Single storey side extension following removal of garage; front entrance porch; part two and single storey rear extensions  | <b>No objection</b>   |
| 16/02926/1                | Avalon, Pottersheath Road, Welwyn | Provision and re-siting of new aerial following removal of existing   | <b>Objection: Aerial is intrusive and would be clearly visible from the road whilst in the stored position.</b> |
| 16/03173/1 & 16/03174/1LB | Node Park, Hitchin Road, Codicote | Demolition of partially constructed dwelling, garage and existing apple store. Erection of two 4xbed detached dwellings with detached double garages, separate accesses, landscaping & partial rebuilding of existing garden wall | <b>Deferred to February meeting. Site visit to be undertaken on 12<sup>th</sup> January 2017.</b>               |

**6. DECISION NOTICES**

**P002** Duly noted.

**7. COUNCILLORS REPORTS:**

**P003** The Clerk reported that a Node Park resident had forwarded to the Council correspondence relating to a planning application at Austen Lodge, it would appear that NHDC failed to consult with them. The Committee had no objection to the application which was considered at the December meeting.

**8. DATE OF NEXT MEETING:**

**P004** Tuesday 7<sup>th</sup> February 2017.

The Chair thanked everyone for attending and the meeting then closed at 8:55pm.

**Signed..... Chair of Planning**

**Date..... 2017**