

**CODICOTE PARISH COUNCIL**  
**Minutes of the PLANNING COMMITTEE held on**  
**Tuesday 7<sup>th</sup> November 2017, in the Parish Council Offices,**  
**107a High Street, Codicote which commenced at 7:30pm**

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**PRESENT:** Chair, Councillor Caroline Tinner with Councillors Helena Gregory, and Ben Knapper

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

**1. APOLOGIES FOR ABSENCE:**

Councillors Mark Ireland (other commitments) and Steve Sanders (other commitments)

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

None.

**3. MINUTES OF THE MEETING HELD ON 3<sup>rd</sup> OCTOBER 2017**

The minutes of the above meeting were taken as read and duly noted.

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

**P050 Welwyn Equestrian Centre** – Item deferred to December meeting.

**Rule 6 party membership** – The Clerk reported that Stephen McPartland MP had advised that he was unable to attend the hearing but would be pleased to meet and to provide a written statement. The Clerk to obtain Stephen's availability for him to meet with Councillors.

**Tom Allington NHDC Planning Officer meeting – land adjacent Oaklea and south of Cowards Lane** – It was noted that the meeting with Tom Allington had been re-arranged and would now be held on 21<sup>st</sup> November. A report of the meeting will be provided at the December Planning Committee meeting.

**Meeting with Ashill's Architect – land south of Heath Lane** Cllr Gregory reported that the meeting and walk around had taken place with the Architect and member of the Council. It was a good meeting with much dialogue

Ashill have considered the current housing stock and it is possible that the development number will now be below 200. The trees that we have highlighted for TPOs will be kept. It was noted that two access points were shown as off Heath Lane and the track adjacent to 66 St Albans Road.

**5. PLANNING APPLICATIONS:**

**P051**

17/02449/1PN	73b High Street, Codicote	Prior approval notification – Class O: change of use from Use Class B1 (a) (offices) to Use Class C3 (residential) to provide 1 x 1 bedroom house	<b>No objection</b>
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17/02439/1HH	42 Bentick Way, Codicote	Single storey front extension a	<b>No objection</b>
17/02254/1HH	89 Codicote Road, Welwyn	Part two storey and part single storey rear extension	<b>No objection</b>
17/02599/1HH	1 Tower Road, Codicote	Single storey front and rear extensions with first floor side extension	<b>No objection</b>
17/02600/1	90 High Street, Codicote	Change of use of retail unit to ground floor one bedroom dwelling	<b>No objection</b>
17/02601/1LB	90 High Street, Codicote	Change of use of retail unit to ground floor one bedroom dwelling. Installation of new white upvc double glazed door at the rear. Regularising installation of white upvc double glazed door and window at the rear serving the first floor flat	<b>Observation: The Parish Council question the use of upvc on a grade II listed property</b>

## 6. DECISION NOTICES

**P052** Duly noted.

## 7. COUNCILLORS REPORTS:

**P053 17/02113/1HH – 187 High Street, Codicote:** The Clerk reported that the NHDC Planning Officer had a contrary proposal to that of the Parish Council due to the planning application being amended. The PC were unaware of any changes and that NHDC need to improve their level of communication with consultees, we need to be advised of changes.

**17/01653/1HH - Abbotshay Cottage:** Cllr Tinner reported that the decision notice on the planning application did not have a condition applied. There is no condition about the new structure being ancillary to the house. We were assured that a condition would be applied so that it could not be sold off as a separate property from the main building.

**Local Plan EiP Hearing Sessions:** Cllr Gregory reported that a number of the hearing sessions had been changed and that we would not be required to speak at the hearing until February. The SOGB group would be speaking on our behalf on the Green Belt and Transport/Infrastructure. Cllr Gregory and the Clerk have submitted a hearing statement to speak on the Gypsies, travellers and travelling showpeople.

**17/00320/1 Land between Gragil and 29 Danesbury Park Road, Welwyn:** The Clerk reported that there was nothing to report at this time, the closing date for written representations to the Planning Inspectorate closed on 16<sup>th</sup> October.

**17/01051/1HH – 2 Tower Road:** The Clerk reported that a number of residents had complained that the builders had erected signage on the grass verge. The grass verge is also being used to store their building materials and construction vehicles are being parked on the grass verge. A cement mixer has been placed on the pathway blocking pedestrian access. NHDC have been notified.

## 8. DATE OF NEXT MEETING:

**P054** Tuesday 5<sup>th</sup> December 2017.

The Chairman thanked everyone for attending and the meeting then closed at 8:40pm.

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

**Date..... 2017**