

**Planning Committee Meeting held at the Peace Memorial Hall, Codicote on Tuesday 24<sup>th</sup> September 2024 at 6.45pm**

**Present:** Cllr M Kane (chair), Cllr R Walker and Cllr G Gilbert

**Apologies:** Cllr R Green

**In Attendance:** The clerk, Mr Simon Crosier

1. **To receive apologies and approve reasons for absence.** Apologies were received from Cllr R Green the reasons for which were **approved** by Council.
2. **Chair's Remarks.** None.
3. **Public participation – Members of the public are asked to register to speak:**  
<mailto:clerk@codicote-pc.org.uk> . No request received.
4. **To approve the minutes of the meeting held on 30<sup>th</sup> July 2024.** The minutes were unanimously approved by the committee and signed by the chair.
5. **To consider the planning applications detailed below.**

**Planning Applications**

5.1.

24/01795/FPH	76 St Albans Road, Codicote, Hitchin, Hertfordshire, SG4 8UU	Full Permission Householder: Single storey rear extension following demolition of existing rear element	Comments by 21 <sup>st</sup> September  Extension to deadline granted by case officer
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The Planning Committee has no objection to this application.

5.2.

23/00407/FP	Node Court, Drivers End, Codicote, Hitchin, Hertfordshire, SG4 8TR	Full Planning Permission: Conversion of Node Court to 8no. dwellings. Conversion of Midden building to residential and the erection of 6no. terraced dwelling-houses as development to facilitate the restoration of Node Court together with associated car parking, landscaping, boundary treatment and ancillary works (Amended Plans received 30 August 2024)	Comments by 25 <sup>th</sup> September  Extension to deadline granted by case officer
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CLr Kane stated that the planning committee had previously objected to this planning application. The comments in respect of the application by Hertfordshire Highways and residents are fully supported by the committee. Council unanimously **resolved** that the clerk should write to the case officer reiterating the committee objection and support of the comments made by Highways and residents. **Action:** The clerk will write to the case officer as prescribed by Council.

5.3.

<b>24/01785/FP</b>	<b>154 High Street, Codicote, Hitchin, Hertfordshire, SG4 8UB</b>	<b>Full Planning Permission: Single storey rear infill extension and alterations to fenestration</b>	<b>Comments by 27<sup>th</sup> September</b>
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The Planning Committee has no objection to this application.

5.4.

<b>24/01311/LBC</b>	<b>28 St Albans Road, Codicote, Hitchin, Hertfordshire, SG4 8UT</b>	<b>Listed Building Consent: Replace existing timber windows and back door with double-glazed Residence R7 Upvc windows and Sculptured 2800 Upvc door.</b>	<b>Comments by 5<sup>th</sup> October</b>
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CLr Walker stated that the property is Grade II listed and is in a conservation area. The Planning Committee took note of the following: -

- It is a listed property within a terrace of very similar cottages and is in the conservation area.
- The cottages retain some listed building features, and the proposal is completely out of keeping with the rest of the properties.
- The proposal would have a negative effect on the character and appearance of this property and set an inappropriate precedent if granted.
- No justification is given for using Upvc windows and doors, which would not usually be acceptable in a Listed property. There are many other alternatives which would be in keeping with the property and its Grade II status.

Council unanimously **resolved** that the clerk should write to the case officer stating their objection to the proposal. **Action:** - The clerk will write to the case officer as prescribed by Council.

5.5.

<b>24/01951/FPH</b>	<b>Heston Paddocks, Drivers End, Codicote, Hitchin, Hertfordshire, SG4 8TR</b>	<b>Full Permission Householder: Erection of detached 1-bed ancillary annexe with associated decking following demolition of existing detached garage.</b>	<b>Comments by 5<sup>th</sup> October</b>
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The Planning Committee has no objection to this application.

**6. Planning applications received between 18<sup>th</sup> September 2024 and 24<sup>th</sup> September 2024.**

24/01838/LDCP	17 Tith Close, Codicote, Hitchin, Hertfordshire SG4 8UX	Erection of detached rear garden room.	
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The Planning Committee has no objection to this application.

**7. To provide an update on the Alcohol and Entertainment Licence application for the Unique Bar & Grill restaurant.**

The Committee noted that the Unique Bar & Grill Restaurant has now obtained its Alcohol and Entertainment Licence.

**8. To discuss Welwyn Hatfield Councils response to the planning application for the 7 4-bed dwellings development at Oakleigh Farm.**

The committee noted that Welwyn Hatfield Council had not given permission for the development, in contrast to North Herts Council who had.

**9. To monitor and provide an update on the development at Three Houses Lane in the Parish of Knebworth.**

The clerk stated that he had received an update from District councillor Ralph Muncer on the current situation. The details of which, are as follows: -

*"A planning enforcement case has been opened for investigation and officers are looking into the works being undertaken on site. Please note that site clearance is not considered as development, and therefore not a breach of planning".*

*"However, I understand that the planning application has now been withdrawn, and officers have planned a further visit to understand the development undertaken and the basis – be they planning permission, permitted development, immune or otherwise".*

The planning committee noted the comments.

**10. Matters for consideration at future meetings.**

None.

Meeting closed at 19.18pm

The date of the next Planning Committee meeting is Tuesday 29<sup>th</sup> October 2024

Signed.......... Date: 24<sup>th</sup> September 2024