

Planning Committee Meeting held at the John Clements Sports & Community Centre, Codicote on Tuesday 20th May at 6.45pm

Present: Cllr R Green (chair), Cllr M Kane and Cllr R Walker

Apologies: Cllr G Gilbert

In Attendance: The clerk, Mr Simon Crosier

1. **To receive apologies and approve reasons for absence.** Apologies were received from Cllr G Gilbert 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:**
clerk@codicote-pc.gov.uk . No request received.
4. **To receive declarations of interest in accordance with the council's code of conduct.** None.
5. **To approve the minutes of the meeting held on 29th April 2025.** The minutes were unanimously **approved** by the committee and signed by the chair.
6. **To consider the planning applications detailed below.**

Planning Applications

6.1.

25/00997/FPH	168 High Street, Codicote, Hitchin, Hertfordshire, SG4 8UB	Full Permission Householder: Single storey rear extension.	Comments by 22 nd May
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The Planning Committee has no objection to this application.

6.2.

25/00974/FP	55 Codicote Road, Codicote, Welwyn, Hertfordshire, AL6 9TY	Full Planning Permission: Erection of one self-build detached 4-bed dwelling following demolition of existing car port including parking and creation of vehicular access off Codicote Road and existing vehicular access off Rollswood Road permanently made redundant.	Comments by 22 nd May
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The Planning Committee considered the application and unanimously **resolved** to object on the following basis: -

- The proposed new exit and entrance directly on to the B656, is potentially a hazard. There are already two entrances either side of the proposed property, it seems unnecessary for a third.

- Hertfordshire Highways should look at the proposed entrance from a road safety perspective.

Action: - The clerk will write to the Case Officer as prescribed by Council.

6.3.

25/00979/FP	Land To the West Of, St Albans Road, Codicote, Hertfordshire	Full Planning Permission: Use of land for residential caravan site for 8 gypsy families including hardstanding and existing lights (development already carried out).	Comments by 23rd May
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Cllr Kane advised the Committee at the start of the discussions that he had already contacted the District Councillor with a view to the application being called-in. The applicants had failed to apply for planning permission prior to proceeding with the development and were only now submitting a planning application long after the development had been completed. The Committee agreed that the applicants should have followed proper procedure from the start and obtained the necessary planning consents before the commencement of any works.

The Planning Committee considered the application and unanimously **resolved** that this should be called in by the District Councillor for the following reason: -

- Planning permission should have been applied for via the usual channels.

Action: - Cllr Kane will raise this issue with the District Councillor at the full Council meeting which follows to request that the application be called-in.

6.4.

25/01045/FPH	95 Codicote Road, Codicote, Welwyn, Hertfordshire, AL6 9TY	Full Permission Householder: Single storey rear orangery following demolition of existing conservatory	Comments by 24th May
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The Planning Committee has no objection to this application.

6.5.

25/01177/LBC	Chapel Barn, Rabley Heath Road, Codicote, Welwyn, Hertfordshire, AL6 9UA	Listed Building Consent: Internal and external refurbishment and adaption of existing listed dwelling including infill extension to create new principal front entrance, staircase to mezzanine levels, installation of conservation roof-lights, and alterations to existing	Comments by 6th June
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		fenestration to include replacing existing front elevation doors with windows. Landscaping to include replacing existing formation of walls, replacing materials and replace existing external timber staircase with a metal staircase. Re-cladding, re-roofing	
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The Planning Committee has no objection to this application.

6.6.

25/01176/FPH	Chapel Barn, Rabley Heath Road, Codicote, Welwyn, Hertfordshire, AL6 9UA	Full Permission Householder: Infill extension to create principal front entrance, insertion of rooflights, alterations to fenestration arrangement and replacement windows and doors throughout. Installation of external metal staircase following removal of existing timber staircase. Re-cladding, re-roofing and internal alterations.	Comments by 6 th June
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The Planning Committee has no objection to this application.

7. Planning applications received between 14th May 2025 and 20th May 2025.

None received.

8. To discuss the Croudace Homs signage for the Cowards Lane development along with the signage in respect of the Taylor Wimpey Heath Lane and The Vale developments and approve any actions.

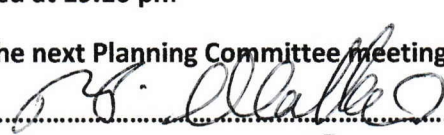
The Planning Committee unanimously **resolved** that this issue should be brought to the attention of the District Councillor at the full Council meeting that immediately follows this meeting.

9. Matters for consideration at future meetings.

Cllr Walker asked whether there had been any information on the progress of the application for planning permission and listed building consent, for 78 High Street. The Planning Committee had considered and raised no objection at a meeting held earlier in the year. There didn't seem to be any information on a decision from North Herts. The clerk was asked to enquire with the Case Officer at North Herts.

Meeting closed at 19.10 pm

The date of the next Planning Committee meeting is Tuesday 24th June 2025

Signed.....  Date: 20th May 2025