

**Planning Committee Meeting held at the John Clements Sports & Community Centre,
Codicote on Tuesday 24th June at 6.45pm**

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

Apologies: None

In Attendance: The clerk, Mr Simon Crosier, and one member of the public

1. **To receive apologies and approve reasons for absence.** None.
2. **Chair's Remarks.** The newly appointed chair, Cllr Walker, welcomed everyone to the meeting.
Cllr Walker is currently considering the make-up of the planning committee and asked Cllrs Green, Cllr Kane and Cllr Gilbert when they intended to step down from the Committee. Cllr Green confirmed that this would be his last meeting and Cllrs Kane and Gilbert will step aside when suitable replacements are available.
Cllr Walker reminded all Councillors that the clerk should be informed as soon as possible of any absences and requested that those absent provide written responses to each agenda item to the clerk for consideration, if possible.
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 20th May 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.

25/01230/FPH	8 The Stables, Pottersheath, Welwyn, Hertfordshire, AL6 9GR	Full Permission Householder: Single storey front extension.	Comments by 13 th June Extension to deadline agreed by Case Officer to 24 th June
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This item was discussed after item 6.3 on the agenda. The Planning Committee has no objection to this application.

6.2.

25/01238/AD	78 High Street, Codicote, Hitchin, Hertfordshire, SG4 8XD	Advertisement Consent: Installation of 2 No. retractable awnings with logo to existing front elevation, replacement	Comments by 19 th June Extension to deadline
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		projecting blade signs and removal of No.2 projecting blade signs.	agreed by Case Officer to 24th June
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This item was considered before item 6.1 on the agenda.

The applicant was present and explained the application to Council. The applicant also stated that neighbour objections are being looked into by North Herts Council with a view to mitigating any potential impact from the business and it is expected that North Herts will have made a decision by 11th July.

The Planning Committee is supportive of the application and has no objection.

6.3.

25/01240/LBC	78 High Street, Codicote, Hitchin, Hertfordshire, SG4 8XD	Listed Building Consent: Installation of 2 No. retractable awnings with logo to existing front elevation, replacement projecting blade signs and removal of No.2 projecting blade signs.	Comments by 19th June Extension to deadline agreed by Case Officer to 24th June
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This item was considered along with item 6.2 on the agenda.

The Planning Committee is supportive of the application and has no objection.

One member of the public left the meeting.

6.4.

25/01374/S73	1 Poynders Meadow, Codicote, Hitchin, Hertfordshire, SG4 8UJ	Section 73 Application: Variation of Condition No.s 2 and 4 (amended plans) of planning permission reference 24/00939/FPH 02.07.2024 for Erection of outbuilding in side garden.	Comments by 25th June
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The Planning Committee considered the application and noted that the amended plans and drawings did not clearly show the proposed changes and this needs to be clarified. It also isn't clear what is meant by "timber effect composite cladding" and how this compares to proper wood. Again, this needs to be clarified. The application at this stage, is not supported by the Parish Council.

Action: - The clerk will seek clarification from the case officer as prescribed by Council.

6.5.

25/01415/FPH	8 The Stables, Pottersheath,	Full Permission Householder: Replace existing roof and	Comments by 2nd July
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	Welwyn, Hertfordshire, AL6 9GR	installation of rooflights to rear and side elevation to facilitate conversion of loft space into habitable accommodation.	
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This item was discussed at the same time as agenda item 6.1. The Planning Committee has no objection to this application.

6.6.

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 2nd July
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The Planning Committee noted that this application is exactly the same as one previously submitted and objected to by the Committee in May 2025. The previous objection was as follows: -

- 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.

Neither North Herts Council nor Hertfordshire Highways have supported the application, with Highways echoing the sentiments of the Parish Council and Council also noted there are a number of objections from neighbours reiterating Council's concerns. **Action:** - The clerk will reiterate the Parish Council objection to the case officer.

6.7.

25/01515/FP	Rustling End Farm, Rustling End, Codicote, Hitchin, Hertfordshire, SG4 8TD	Full Planning Permission: Conversion of two existing outbuildings to create one 2 bed dwelling with separate vehicular access and one 1-bed ancillary annex (to existing farmhouse) (renewal of previously approved planning permission 18/00742/FP granted on 03.07.2018).	Comments by 10th July
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The Planning Committee has no objection to this application.

6.8.

25/01516/LBC	Rustling End Farm, Rustling End, Codicote, Hitchin, Hertfordshire, SG4 8TD	Listed Building Consent: Internal and external alterations to 2no. outbuildings to facilitate conversion of 1no. outbuilding to 1-bed ancillary annex (to existing farmhouse) and 1no. outbuilding to 2-bed dwelling with separate vehicular access. (Renewal of previously approved listed building application 18/00743/LBC granted on 03.07.2018).	Comments by 10th July
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The Planning Committee has no objection to this application.

6.9.

25/01516/LBC	Rustling End Farm, Rustling End, Codicote, Hitchin, Hertfordshire, SG4 8TD	Listed Building Consent: Internal and external alterations to existing cart shed one 2 bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (Renewal of previously approved listed building application 18/00743/LBC granted on 03.07.2018).	Comments by 12th July
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The Planning Committee has no objection to this application.

7. Planning applications received between 18th June 2025 and 24th June 2025.

25/01516/LBC	Rustling End Farm, Rustling End, Codicote, Hitchin, Hertfordshire, SG4 8TD	Listed Building Consent: Internal and external alterations to existing cart shed one 2 bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (Renewal of previously approved listed building application 18/00743/LBC granted on 03.07.2018).	Comments by 12th July
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The Planning Committee has no objection to this application.

- 8. To discuss the 'Have your say on local infrastructure' email received from North Herts Council and approve any actions.**

The Planning Committee expressed concern as to whether this document would be taken seriously by North Herts Council. Cllr Muncer, who was in attendance for the full Council meeting that follows, recommended that the Infrastructure Development Plan form be completed, as this would be a yardstick by which to measure future infrastructure development in the Parish and would help protect the Parish from future overdevelopment. Cllr Walker proposed that this item, due to its importance, be discussed with full Council at the meeting this evening. Council unanimously **resolved** that this item should be discussed with full Council.

9. Matters for consideration at future meetings.

None.

Meeting closed at 19.29 pm

The date of the next Planning Committee meeting is Tuesday 22nd July 2025

Signed.......... Date: 24th June 2025