**Planning Committee Meeting held at the John Clements Sports & Community Centre, Codicote on Tuesday 23rd September at 6.45pm**

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

**Apologies:** Cllr M Kane, Cllr M Walby and Cllr E Sell, the reasons for which were **approved** by Council.

**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.** None.
3. **Public participation – Members of the public are asked to register to speak:** [**clerk@codicote-pc.gov.uk**](mailto: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 23rd September 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.

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| **25/01850/FP** | **Fen Farm, Rabley Heath Road, Codicote, Welwyn, Hertfordshire, AL6 9UA** | **Full Planning Permission: Erection of chalet bungalow following demolition of existing buildings** | **Comments by 22nd August** |

The Planning Committee has no objection to this application.

6.2.

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| **25/01515/FPH** | **Rustling End Farm, Rustling End, Codicote, Hitchin, Hertfordshire, SG4 8TD** | **Full Permission Householder: Conversion of existing cart shed to one 2-bed ancillary annex (to existing farmhouse) and ancillary leisure facilities (renewal of previously approved planning permission 18/00742/FP granted on 03.07.2018).** | **Comments by 28th August** |

The Planning Committee has no objection to this application.

6.3.

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| **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 28th August** |

The Planning Committee has no objection to this application.

6.4.

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| **25/01957/FPH** | **Laundry Cottage, Drivers End, Codicote, Hitchin, Hertfordshire, SG4 8TR** | **Full Permission Householder: Single storey rear orangery.** | **Comments by 10th September**  **Extension agreed by Case Officer** |

The Planning Committee has no objection to this application.

6.5.

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| **25/02013/FPH** | **Dalkeith, Pottersheath Road, Pottersheath, Welwyn, Hertfordshire, AL6 9ST** | **Full Permission Householder: Two storey rear/side extension following removal of existing single storey rear/side extension. Two storey infill extension to link dwelling to existing detached garage, replace garage door with window and first floor extension over existing garage and first floor extension over existing side extension, to facilitate creation of 2-bedroom ancillary self-contained annex, while retaining a 5-bedroom dwelling.** | **Comments by 25th September** |

The Planning Committee has no objection to this application.

6.6.

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| **25/02098/FPH** | **1 Nup End Farm Cottages, Nup End, Old Knebworth, Knebworth, Hertfordshire, SG3 6QJ** | **Full Permission Householder: Detached garage with workshop/store at first floor level following removal of existing garage** | **Comments by 26th September** |

The Planning Committee has no objection to this application.

1. **Planning applications received between 17th and 23rd September 2025.**

7.1.

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| **25/02191/FPH** | **Greenways, Kimpton Road, Oakhills, Welwyn, Hertfordshire, AL6 9NN** | **Full Permission Householder: Use of outbuilding as ancillary annexe including alterations to roof and fenestration and Installation solar panels and raised timber wall along boundary and front elevation. (as a variation of planning permission 25/00176/FPH granted 13.03.2025)** | **Comments by 11th October** |

The Planning Committee has no objection to this application.

7.2.

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| **25/02319/FPH** | **96 High Street, Codicote, Hitchin, Hertfordshire, SG4 8XE** | **Full Permission Householder: Replacement of ground floor window and front door. (Development already carried out).** | **Comments by 16th October** |

The planning committee noted that the window is a UPVC double-glazed unit that is not usually in keeping with a conservation area. The committee did note that it appears that a precedent has been set as No’s 86 and 88 also have UPVC double-glazed units and that timber framed units would have been more appropriate given the location and the fact that it is a grade II listed building. The committee also noted that the door was an improvement over the previous version. Council unanimously **resolved** that the clerk pass on these comments to the Case Officer at North Herts planning. **Action: -** The clerk will carry out the action prescribed by Council.

7.3.

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| **25/02320/LBC** | **96 High Street, Codicote, Hitchin, Hertfordshire, SG4 8XE** | **Listed Building Consent: Replacement of ground floor window and front door. (Development already carried out).** | **Comments by 16th October** |

See item 7.3 for the Committees comments on the planning application.

1. **To consider a Stop-Up application from a resident and approve any actions.**

The Planning Committee noted the content of the letter issued to the Parish Council and would like further detailed information on exactly what is being proposed. The committee unanimously **resolved** that the clerk invite the applicant to the full Council meeting being held on Tuesday 30th September and find out, if possible, from the Land Registry who owns the parcel of land in question. **Action: -** The clerk will carry out the action prescribed by Council.

1. **To note information received on the ‘Grey-Belt in relation to the recent planning application submitted for Cowards Lane and approve any actions.**

The information had been circulated by the clerk on behalf of Cllr Walker. Cllr Walker was disappointed to note that this information had not generated any further discussions among Councillors.

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

None.

**Meeting closed at 19.23pm**

**The date of the next Planning Committee meeting is Tuesday 28th October 2025**

**Signed………………………………………………………………………..** Date: 23rd September 2025