

**Wheathampstead Parish Council
Planning Committee
16 May 2017 19.30**

Present	Cllr	G Clark	Chairman Planning
		D Davies	
		L Halford	
		P Wilby	
		Julia Warren	Clerk
		Press	0
		Public	1

5113-17 Apologies for absence and substitutions

Apologies were received from Councillors A Dante and E Habib (personal reasons).

5114-17 Specific Declarations of Interest

Cllr Clark declared an interest on all the plans because of her membership of Plans North, St Albans District Council, and would look at the matter afresh should any plans be discussed at Plans North.

5115-17 Minutes

The Chairman proposed and it was agreed that the minutes of the Planning Committee of 11 April 2017 be approved.

Resolved: To confirm the Minutes of the meeting held on 11 April 2017 to be a true and fair account and for these to be signed by the Chairman.

5116-17 Planning Applications

5/2017/1123	Land R/O 63 Marford Road Wheathampstead Hertfordshire AL4 8AX	Demolition of existing garage and construction of detached one bedroom dwelling with associated access and parking (resubmission following refusal of 5/2016/3669 dated 26/01/2017)
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Proposed by Cllr Davies recommend refusal: continues to be out of keeping with locality, concerns about the reduction of amenity space for number 63 Marford Road, and overdevelopment of plot, seconded by Cllr Halford and all agreed.

**The following plans were considered and a recommendation to SADC
- NO OBJECTION.**

5/2017/1024	46 Butterfield Road Wheathampstead Hertfordshire AL4 8QH	Single storey rear and two storey side extensions with alterations to openings, pitched roof to front porch following demolition of garage
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Proposed by Cllr Halford, seconded by Cllr Wilby and all agreed.

5/2017/1031	250 Lower Luton Road Wheathampstead Hertfordshire AL4 8HN	Replacement and re-positioning of front door
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Proposed by Cllr Halford, seconded by Cllr Davies and all agreed.

5/2017/1116	9 Meads Lane Wheathampstead Hertfordshire AL4 8BZ	Single storey rear extension with raised platform and installation of rooflights following removal of existing decking
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Proposed by Cllr Wilby, seconded by Cllr Davies and all agreed.

5/2017/1125	13 The Broadway Gustard Wood Wheathampstead Hertfordshire AL4 8LW	Part single, part first floor rear extension, single storey front extension with canopy, alterations to and installation of dormer windows and rooflights
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Proposed by Cllr Davies, seconded by Cllr Halford and all agreed.

5/2017/1321	4 Butterfield Road Wheathampstead Hertfordshire AL4 8PU	New front porch, two storey side extension and part single, part two storey rear extension and alterations to openings
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Proposed by Cllr Wilby, seconded by Cllr Davies and all agreed.

5/2017/1320	19 Long Buftlers Harpenden Hertfordshire AL5 1JF	Two storey front extension including new entrance porch, part single, part first floor side extension with rooflights, single storey rear extension with rooflights and alterations to openings following removal of existing conservatory (resubmission following approval of 5/2016/3353 dated 22/12/2016)
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Proposed by the Chairman and all agreed.

5/2017/1209	36 High Street Wheathampstead Hertfordshire AL4 8AA	Listed Building Consent - Retention of re-painting of front and side shop signage, front door and window frames
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Proposed by the Chairman and all agreed.

The following plans were considered and a recommendation to SADC – NO OBJECTION providing the building works do not overly exceed 40% additional development.

5/2017/1065	1 & 2 Bride Hall Cottages Bride Hall Lane Ayot St Lawrence Welwyn Hertfordshire AL6 9DB	Construction of side extensions
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Proposed by Cllr Davies, seconded by Cllr Wilby and all agreed.

5/2017/1120	1 Meadow Vale Lower Luton Road Wheathampstead Hertfordshire AL4 8HQ	Two storey side extensions
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Proposed by Cllr Wilby, seconded by Cllr Davies and all agreed.

5117-17 Article 4 Directives and areas proposed

Consultation Response: protection of office and business premises from conversion to dwellings: Article 4 Directions and areas proposed for them

Wheathampstead Parish Council supports all efforts to retain as much office/light industrial/storage and distribution use as is possible and viable to ensure the District is sustainable. We support the use of Article 4 Directions as a means of removing permitted development rights to change such buildings to residential.

However, we feel that such applications of Article 4 Directions should also apply to the villages in the District to enable them too to be sustainable and prevent them becoming dormitories for surrounding towns. Residents working in the towns would leave the villages lifeless during the working week, and pollution would increase as the car would inevitably be the chosen form of transport with poor bus services around the District. It is appreciated that the chosen areas listed in the consultation document are easily defined areas, but there are areas of the villages that could be earmarked for non residential use with some research.

When choosing the “designated areas that are being consulted on for the

Article 4 Direction" St Albans District Council decided to focus on "strategically important employment locations in the District". We think this is far too limited because SADC should also be including "places where the loss of business premises will have a significant detrimental impact of the local community" – this could be either the 'social' or 'business' community. For example, if a few High Street shops closed in Wheathampstead it would have negligible impact on employment but a significant impact on the shops around them and then ultimately lead to the death of the remaining High Street shops.

Businesses contribute to the community through donations and voluntary contributions to local projects. Wheathampstead would have been unable to complete several such projects without the generous contribution made by them

The Wheathampstead Business Group has stated that finding business premises in the village is not easy and the rents being charged are often prohibitively high. There is a concern that rents could be set too high deliberately in order to claim that no uptake means that they should be converted to residential.

Proposed by Councillor Halford, seconded by Councillor Wilby and agreed.

The Chairman declared the meeting closed at 21.00 h

Dated this day of 2017

Chairman