

Wheathampstead Parish Council

Planning Committee 25 January 2018- 19:30

Present:	Councillors	G Clark	Chairman
		J Booth	
		D Davies	
		E Habib	
		L Halford	
		S Haynes	
		O McKenzie	
		T Reason	
		P Woodhams	
		J Warren	Clerk to the Council
		K Ly	Finance and Meetings Administrator
		Press	0
		Public	0

5458-18 Apologies for absence and substitutions

None.

5459-18 Public Speaking.

None.

5460-18 Specific Declarations of Interest

Councillor 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. Councillor Booth declared an interest in plan 5/2017/3476 being a neighbour.

5461-18 Minutes of the Meeting of 15 January 2018

The Chairman proposed, and it was agreed that the Minutes of the meeting held on 15 January be approved.

Resolved:

To confirm the Minutes of the meetings held on 15 January 2018 to be a true and fair account and for these to be signed by the Chairman.

5462-18 Planning applications

The following plans were considered and a recommendation to St Albans District Council of NO OBJECTION

Proposed by the Councillor Habib, seconded by Councillor Booth and agreed

5/2017/3647

96 Wheathampstead Road Harpenden Hertfordshire AL5 1JB

Wheathampstead Parish Council

Removal of existing garage and conservatory, raising and alterations to the roof to create first floor accommodation with part single, part two storey front and side and first floor rear extensions, single storey side extension with rooflight, alterations.

Proposed by the Councillor Davies, seconded by Councillor Halford and agreed

5/2017/3601

65 The Hill Wheathampstead Hertfordshire AL4 8PR

Conversion of detached garage to two bedroom dwelling with associated parking and landscaping following side extension and raising of roof to accommodate habitable roofspace with dormers and rooflights, single storey rear extension with rooflight, new open plan.

The following plans were considered and a recommendation to St Albans District Council of REFUSAL:

RECOMMEND refusal. Wheathampstead Parish Council is concerned that this represents overdevelopment of this Greenbelt area and that it will have a negative effect upon the landscape.

Proposed by the Chairman and agreed.

5/2018/0039

Hornbeam Wood Common Lane Harpenden Wheathampstead AL5 5FF

Construction of three separate stables and hay barn.

The following plans were considered and a recommendation to the Planning Inspectorate of DISMISSAL

RECOMMEND dismissal. Wheathampstead Parish Council is unhappy with the change of use to residential of a Hay Barn to the North of Manor Rd.

The site is stated to be agricultural and is outside the Lea Valley residential envelope.

The residential area is classified as Green Belt and residents have considerable difficulty obtaining planning permission if their proposals are in excess of 40%. So change of use of a barn that is outside the residential roads would be inappropriate. The proposed would be isolated but could lead to more dwellings along this northern edge of Manor Road creating a precedent.

Notwithstanding the original reason for refusal, we feel that this is an unfortunate proposal and creating an overdevelopment in the Metropolitan Green Belt, setting a wrong precedent in the area.

Proposed by the Chairman and agreed

PINS Appeal 5/2017/1211 ref APP/B1930/W/17/3180423

Barn to North of Manor Road, Wheathampstead

Wheathampstead Parish Council

Prior Approval – change of use of agricultural barn to Class C3 (residential) to create one, three bedroom dwelling on ref no 5/2017/1211

The Chairman declared the meeting closed at 20:12

Dated this day of 2018

Chairman