

Wheathampstead Parish Council Planning Committee 3 December 2009, 19.00hr

Present	Councillors:	G Clark	Chairman
		A Brewster	
		N Clements	
		D Hills	
		N Page	
		J Turner	
		S Walford	
		Julia Warren	Clerk to the Council
		Press	0
		Public	6

718-09 APOLOGIES

Apologies were received and accepted from Councillors I. Begg and J. Burgess (personal reasons).

719-09 PUBLIC SPEAKING

Mr. Lennox spoke eloquently on behalf of the local residents of Butterfield Road in relation to application 5/09/2147. A supportive brief précising their views had been circulated to all Members

720-09 SPECIFIC DECLARATIONS OF INTEREST

Councillor Clark declared a personal interest in Minute 665-09, as she is on Plans North of the District Council Planning Authority. The way she votes at Parish Council will not necessarily be the way she votes at District Council.

721-09 MINUTES

The minutes of the meeting held on 17 November were approved.

Resolved: To confirm the Minutes of the meetings held on 17 November 2009 to be a true and fair account and for these to be signed by the Chairman

722-09 PLANNING

The following plan was considered:

5/09/2147	Wheathampstead Education Centre Butterfield	Reserved matters following outlined permission 5/05/2284 – sixty seven new residential units and garages with associated parking, internal
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roads and amenity landscaping
(resubmission following refusal
of 5/09/0182

**Resolved: Parish Council recommendation to SADC
REFUSAL**

Wheathampstead Parish Council Recommends that the application 5/2009/2147 be refused. It feels that the applicant has made some improvements on previous applications but has not fully addressed the reasons for refusal given by the inspector on appeal.

- 1) It is felt the relationship with the existing development in Butterfield Road regarding proximity, concentration, bulk and design has yet to be properly achieved.**
- 2) The individual design of the buildings is still bland and uninspiring. For example the chimney pots show no practical use and are just cosmetic. The designs neither relate to any examples of design in the village nor are they especially different as to be interesting in their own right.**
- 3) The appeal stated that the former plan would unacceptably harm the character of Wheathampstead conflicting with policies 5, 69, 70 and 74 of the Local Plan. This new application has not gone far enough to counter that argument.**
- 4) The inspector was concerned about the living conditions of No's 23,25,29,31,37 & 39 Butterfield Road and the application includes an area called a Buffer Zone to counter that matter. However, the Parish Council has concerns about how this will be managed in the future and feels it cannot be considered a practical answer to the problems faced by residents of Butterfield Road properties. It is certainly open to abuse and take over by the residents of the new properties.**

Parish Council is still unhappy about the paucity of parking space and concerned about use in the car park administered by the Council in the wedge.

There is still grave concern about the possible archaeological evidence that is probably to be found on the site and requests that the site be surveyed before development commences.

The storage of bins is a worrying problem as there is evidence that there would be a shortage of this amenity with the multitude of bins issued by the District Council.

The applicant refers to the outline planning permission when quoting the reasons for the

number of houses planned, but that outline permission was for 33 – 2 bed houses. This application is for only 13 2-bed homes with only one of those available for purchase. There is only one less 3-bed home but 20 more 4-bed. Local opinion considers this to be a wrong use of the site.

Parish Councillors would be unhappy to see the removal of TPO trees. Replacements take many years to reach the maturity of the existing trees.

Finally, we are concerned that there are anomalies in intention and actually in the planning documents and would ask that this is carefully analysed and considered in determining this application.

The following plans were considered:

5/09/2110	Cutts Cottage, Amwell Farm, Nomansland	Demolition of existing dwelling and erection of replacement with basement
5/09/2176	5 Wick Avenue Wheathampstead	Loft conversion with rear dormer window
5/09/2221	21 Necton Road Wheathampstead	Two storey rear extension
5/09/2255	15 Manor Road, Wheathampstead	Single storey front extension
5/09/2260	High Pastures, Harpenden Road Wheathampstead	Single storey rear extension

**Resolved: Parish Council recommendation to SADC
NO OBJECTION**

The following consultations were considered:

HCC Waste Strategy Consultation (noting specific mention of Blackbridge Tip and consultation end date of 18 Dec), and the Conservation Character Statement. Both were delegated to a sub-committee comprising Chairmen and Vice Chairmen of Council and Planning, with Clerk for a detailed response

Resolved: That the Parish Council response to both Waste Strategy and Village Centre Character Statement be delegated to a sub-committee of Chairmen and Vice Chairmen of Council and Planning Committee plus Clerk.

The Chairman declared the meeting closed at 20.08.

Dated this day of 2010

Chairman