

Wheathampstead Parish Council Planning Committee 12 January 2011, 19.31hr

Present	Councillors	G Clark I Begg A Brewster J Burgess N D Clements D Hills K Stammers T Reason A Waterfield	Chairman
		I Casper	Deputy Clerk
		Press	0
		Public	0

1594-11 Apologies - None received

1595-11 Specific Declarations of Interest

Councillor Clark declared a personal interest in Minute 4 -10, 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.

Councillor Waterfield declared a personal, non pecuniary interest in Minute 4 -10 application 5/10/2987 he lives in the neighbouring property

1596-11 Minutes of meeting 20 September 2010

The minutes of the meeting held on 20 September 2010 were approved.

Resolved: **To confirm the Minutes of the meetings held on 20 September 2010 to be a true and fair account and for these to be signed by the Chairman**

1597-11 Planning Cllrs. Brewster and Reason arrived during this item

The following plans were considered:

5/10/3002	Weavers Cottage, Down Green Lane	Demolition of existing stables and erection of single storey garden room.
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Cllr. Stammers proposed No Objection with a condition attached to preclude any other use than to be ancillary to the main building, Seconded Cllr. Reason. Agreed.

Recommendation **Parish Council recommend to SADC No Objection with a condition attached to preclude any other use than to be ancillary to the main building.**

Cllrs. Begg and Hills arrived.

Members agreed that Cllr. Waterfield, who had declared a non pecuniary interest in the following planning application, could stay and take part in the discussion, but take no part in the vote.

5/10/2987	The Old Dairy Barn Lamer Lane	Demolition of existing storage building and construction of new storage barn
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Cllr. Stammers proposed Recommend Refusal - the Parish Council is concerned that this is not for agricultural use, seconded Cllr. Burgess. Agreed.

Recommendation Parish Council recommendation to SADC- Recommend Refusal. The Parish Council is concerned that this is not for agricultural use.

Under delegated powers (minute 114-10) decisions made – recommendation No Objection

5/10/2898	14 Barton Road	Internal alterations and conversion of garage into habitable room
5/10/2682	15 High Ash Road	Two storey rear ext. Single storey front extension. Conversion of garage into habitable room insertion of first floor side roof lights and alterations to openings
5/10/2907	The Grove Pipers Lane	Listed Building – Internal alterations to first floor
5/10/2915	Impala Lodge, The Slype, Gustard Wood	Construction of equestrian exercise arena
5/10/3003	50 Manor Road	Single storey front & part single part two storey side extension

5/10/2869	6 The Broadway	Two storey rear extension
5/10/2853	11 Brownfield Way, Gustard Wood	Replacement double garage
5/10/3067	The Gate House, Leasey Bridge Lane	Resubmission following withdrawal of 5/10/2413 dated 13/12/10 for part single, part to storey rear extension and alterations to openings
5/10/3082LB	The Grove, Pipers Lane, Harpenden	Listed building Consent - Internals alterations and extractor fans to roof to create a bathroom at second floor level.
5/10/2973	Dane Spring Farm, Kimpton Bottom, Bower Heath	Prior Approval – Single storey detached agricultural storage barn
5/10/3032	63 The Hill	Demolition of existing conservatory and bay window and erection of single storey rear extension

Under delegated powers (minute 114-10) decision made –
 recommendation recommend refusal – This would create a new
 dwelling in the Metropolitan Green Belt

5/10/2676	Impala Lodge, The Slype, Gustard Wood	Variation of condition 4 (visibility spalys) of planning permission 5/08/0530 dated 21/01/09 for change of use from agricultural building to Class C3 (residential) with stables.
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Under delegated powers (minute 114-10) decision made –
 recommendation recommend refusal – creation of private residence
 in the Green Belt, loss of leisure (Golf Course) to replace with
 'forestry' of specimen trees

5/10/2883	Lamerwood Country Club, Codicote Road, Wheathamp stead	Change of use of club house from Class D2 (leisure) to Class C3 (residential), creating one dwelling and change of use of Golf Course to agricultural forestry
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Cllr. Clark reported that this application is going before Plans North

next week and officers are recommending Grant because the use of the surrounding land is to be designated for agriculture and forestry.

Under delegated powers (minute 114-10) decision made – recommendation Formal Objection – This plan is basically for restoration – which we favour – but the overall concept is complex and we would welcome the guidance of a planning officer. Many of the ‘minor’ works look as though they are contrary to existing planning policy – we need help. While being in favour of restoration, we do not wish to lose historic features by insensitive modernisation, nor do we wish to increase residence in the Metropolitan Green Belt

5/10/2551	Lamer House, Lamer Lane	Demolition of turkey sheds and associated outbuildings and dry storage outbuilding; erection of dwelling for staff accommodation, building store and replacement wood shed; kitchen garden restored and erection of lean-to greenhouses and central greenhouse; repairs and making-good of garden wall and archway; ice store and summerhouse
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Cllr. Clements is unable to attend the Plans North Meeting to be held on Tuesday 18th January and asked for a substitute. Cllr. Hills agreed to attend.

Cllr. Clark updated members on the situation at the stables on Lower Luton Road

The Chairman declared the meeting closed at 20.00hr.

Dated this day of 2011

Chairman