

Minutes of Whaddon Planning Committee meeting held on 21st August 2017 at 8.00p.m. in Whaddon Village Hall, Church Street, Whaddon, Royston, Hertfordshire, SG8 5RY.

Present: Chair Cllr K French
 Committee members Cllr L Ginger, Cllr A Milton, Cllr R Scott
 Clerk Mrs G van Poortvliet
 Members of the Public 3 present

1. **Election of Chair of the Planning Committee** – resolved that Mrs K French be elected as Chair of the Planning Committee.
2. **Election of Vice-Chair of the Planning Committee** - resolved that Mr R Scott be elected as Vice-Chair of the Planning Committee.
3. **Apologies for absence** – received from Cllr W Elbourn.
4. **Disclosure of interests – receipt of Disclosures of Interest from Cllrs for items on the agenda** – none declared.
5. **Approval and signing of minutes from the Planning Committee meeting of 10th April 2017** – resolved that the minutes be signed by the Chair as a true and correct record.

The Planning Committee agreed to vary the agenda order and consider item 7 before item 6 so that the applicant could leave the meeting earlier.

7. Planning Application S/2762/17/FL, 46 Bridge Street, Whaddon, SG8 5SQ, part first floor and part two storey extension:

7.1 Comments from the public:

- A member of the public (the applicant) explained the reasons for the extension and answered the Cllrs' questions. The purpose of the extension was to open up the property and enable views out to the garden, create a more practical layout and improve the external appearance. A larger house would also allow the applicant to remain in the property, with their family, and to accommodate guests.
- A member of the public stated that the applicant would be able to make substantial extensions to the side and rear of the property, without planning permission, under permitted development rights. They could also demolish the existing bungalow and seek permission to build two new dwellings on the plot as it was sited within the village framework.

7.2 Consideration of applications and agreement of Parish Council (PC)

recommendation and comments – the planning application was discussed. Three Cllrs expressed strong concerns about the rate at which small homes were being converted to large properties within Whaddon. This was felt to be already changing the socio-economic mix of the village. Soon there would be very few small houses left in the village and many people would be priced out of living here in the future. The Cllrs did not think that there was anything they could do, within the current Planning Process, to address this. The view was also expressed that this application was for a very large extension which would represent roughly a two-thirds increase on the original size of the property. Resolved: that the PC support the application. No comments to be made.

- 7.3 Agreement of whether the PC wishes to request a referral to SCDC's Planning Committee** – the PC did not wish to request referral to SCDC's Planning Committee.
Action: the Clerk to inform SCDC of the PC's recommendations.

6. Planning Application S/2688/17/VC, Ermine Farm, 124 Bridge Street, Whaddon, SG8 5SN, removal of Condition 3 (occupation) of planning permission S/0447/16/FL for erection of dwelling in lieu of barn conversion approved under S/2017/14 and change of use of agricultural land to garden land:

6.1 Comments from the public – two members of the public (the applicants) explained that one of the conditions of the existing planning permission granted for a new house was that they were required to demolish a barn. However, they would be able to construct garaging and storage buildings under permitted development rights. The applicants wanted to provide a garage for the new house and would prefer to utilise the barn by reducing it in size, removing the asbestos and converting it to a garage/store. This was thought to be a greener option than demolishing the barn and then building a new garage on the site.

6.2 Consideration of application and agreement of Parish Council recommendation and comments – the application was discussed. The Cllrs questioned the process as to why the applicants had to apply for planning permission rather than challenge the condition imposed by the Inspector. The applicants explained that this was the way it needed to be done. The Cllrs asked the applicants about the planning permission that had originally been granted to convert the barn into a dwelling and whether this would remain if the barn was not demolished. The applicants stated that the planning permission granted to erect a new house was ‘in lieu’ of the previous permission to convert the barn. That particular planning permission was no longer valid. Resolved: that the PC support the application. No comments to be made.

6.3 Agreement of whether the Parish Council wishes to request a referral to SCDCs Planning Committee - the PC did not wish to request referral to SCDC’s Planning Committee. Action: the Clerk to inform SCDC of the PC’s recommendations

8. Items for the next meeting – noting of requests for agenda items: none requested.

The meeting closed at 8.30p.m.