

Planning Applications

<https://pa2.north-herts.gov.uk/online-applications>

Response required by 29 July 2021

Address: 65 Lloyd Way

Planning Reference: 21/01956/FPH

Full Planning Permission: Single storey rear extension

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVGKWELK00Y00>

Response from KPC. Neutral.

In consideration of the above application our findings and reasons are as follows.

General Comments:

1. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.
2. The application is for a single storey extension of approximately 17m2.
3. The extension height at the boundary is less than 3 metres.

Response required by 31 July 2021

Address: Kimpton Primary School, High Street

Planning Reference: 21/01960/FP

Full Planning Permission: Erection of portable cabin (library/learning space).

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVGGMG4LK00Y00>

Response from KPC. Support.

In consideration of the above application our findings and reasons are as follows.

General Comments:

4. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.
5. The proposal includes the provision of an additional single storey teaching area of approximately 25m2
6. We support the applicants proposed improvement and the additional facilities that this provides to the community.

Response required by 31 July 2021

Address: Meadow House, Kimpton Road, Peters Green

Planning Reference: 21/02063/OP

Full Planning Permission: Erection of two detached dwellings with access from Kimpton Road (all matters reserved except means of access)

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVTWJNLKMQQ00>

Response from KPC. Recommend Refusal.

In consideration of the above application our findings and reasons are as follows.

General Comments:

1. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.
2. The applicant has applied for permission to construct an entrance way to serve 2 new dwellings of 4 bedrooms or more.

Material Planning Considerations:

1. The proposed site is within the Green Belt for both the current Local Plan 1996 and the Emerging Local Plan 2011-31. Building within the green belt is only permitted under exceptional circumstances and no acceptable case has been demonstrated for this by the applicant. The statements made by the applicant do not meet the necessary requirements of NHDC criteria and justification to develop within the green belt has not been provided.

2. Emerging Local Plan 2011-31 Policy SP2: Settlement Hierarchy states Only limited affordable housing and facilities for local community needs will be allowed in the Category C settlements of: • Bygrave; • Caldecote; • Clothall; • Langley; • Nuthampstead; • Peters Green; and • Radwell.

As the proposal is not within either of these constraints the application is clearly not permitted under this document section.

3. Emerging Local Plan 2011-31 Policy SP8 page 47 Housing. States:-
 - a. 'f. Support a range of housing tenures, types and sizes measured against targets to provide:
 - i. ii. a broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties;

and:-

The requirements of the Emerging Local Plan 2011-31 Section 8.20. state that "On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, up-to-date evidence of housing need, the criteria set out above and the outcomes from applying Policy HS2."

and the evidence of housing need indicates:-

The requirements of 'Kimpton Parish Housing Needs Survey March 2019' clearly states the need for 24 additional affordable homes mainly of 1 and 2 bedroom size within the parish.

The applicant has indicated a provision of only 4 bed or greater dwellings. Clearly the above criteria have not been met the applicant. These issues should be addressed by the applicant.

4. NHDC Local Development Framework. Planning Obligations Supplementary Planning Document November 2006 2.7.3 Policy 2 – Design and Provision of Development. This requires developers to provide or finance the cost of provision that is fairly and reasonably related in scale and kind to the proposed development. It goes on to state that: “Planning obligations will be sought prior to the issue of planning permission. Provisions will cover those necessary to serve the development, to mitigate its impact or to offset the loss of or impact on an existing resource, or otherwise necessary in the interests of comprehensive planning and sustainable development.” We ask that the appropriate contributions required by this document are made as part of any planning permission and obtained prior to any consent.

Planning Decisions by NHDC

None received this period.