

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (8)
HELD AT THE PARISH CENTRE, STATION ROAD,
BRICKET WOOD, ST. ALBANS, HERTS
ON 15 JANUARY 2015 AT 7.30 pm**

Present: Cllr Freeman (Chairman), Cllr Bell, Cllr Brannen, Cllr Hurford, Cllr Pryce & Cllr Whittaker (part)

In attendance: Mrs Carol Hardy (Clerk) & 1 member of the public

1. APOLOGIES FOR ABSENCE

Cllr Kerry.

2. DECLARATION OF INTERESTS

None.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 11 DECEMBER 2014

RESOLVED: Proposed: Cllr Pryce Seconded: Cllr Hurford ***Motion Carried***
That the minutes be accepted as a true record.
Votes in favour: unanimous

4. NOTIFICATION OF OTHER BUSINESS

A Member wished to report on the Planning Referrals Committee meeting of 5 January 2015.

5. PUBLIC PARTICIPATION

None.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

Item 6.2 was taken out of order at Cllr Whittaker had notified that Chairman of her intention to leave the meeting at 8.15pm.

6.2 To consider and agree comments on the planning applications listed

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Brannen ***Motion Carried***
That the planning comments on the list '15 January 2015' are approved
Votes in favour: unanimous

6.2 Prior Notifications

A Member wished to express his disappointment that neither the Parish Council, nor the Bricket Wood Commons Committee had been formally notified of the Prior Notification to create new roads at Bricket Wood Common. He went on to say that he understood that this application had now been withdrawn. The Clerk agreed to write to the planning officer concerned.

6.1 Major Planning Applications

(a) Land adjacent to the Three Hammers PH & Sainsbury Local development

The Clerk reported that the public consultation held at Greenwood Park had been well attended with 70 comment forms completed, all of which objected to the application. All objections had been forwarded to the District Council.

RESOLVED: Proposed: Cllr Pryce Seconded: Cllr Hurford ***Motion Carried***
That the letter of objection to the Three Hammers PH/Sainsbury Local development dated 8 January 2015 is agreed.
Votes in favour: unanimous

(b) Hanstead Park former HSBC Smug Oak Lane development

The Clerk reported that the public consultation held at the Parish Centre had not been well supported and only 9 comment forms had been completed. It was also noted that the residents who attended, lived either in Smug Oak Lane or Drop Lane and only a handful of other local residents had attended. Members discussed the application at length and raised concerns regarding sustainability and an isolated community. Concerns were raised about inadequate social housing on the site and the need for a minimum of 20%, local schools that were already full, inadequate medical facilities and sports facilities from the now closed Bricket Wood sports centre and an increase in traffic which would require some form of traffic calming. Members agreed that if the application was to be granted then a substantial sum of Section 106 funding should be agreed and should be spent within the parish. One Member had the view that the site should be used to build twenty or so very large houses but this was not shared by other Members. There was a concern that the development should remain open to the public and that all roads within the site should be adopted by the Local Authority.

At this point Cllr Whittaker left the meeting.

Members also agreed that an Environmental Impact Assessment was required if not already completed and that bridleway improvements would be welcomed.

It was noted by the Committee that the Bricket Wood Residents Association had not raised objections to the application.

RESOLVED: Proposed: Cllr Freeman Seconded: Cllr Pryce **Motion Carried**
That no objections to the application are raised subject to the conditions and comments made by Members
Votes in favour: 4 Abstentions: 1

7. APPEALS

None.

8. TREE WORK

Noted, although the Chairman mentioned it would be helpful if reasons were given on all applications. The Clerk agreed to pass this sentiment onto the Trees & Woodlands Officer.

9. REPORTS

9.1 To receive the comments on the Strategic Local Plan

Cllr Bell had submitted the comments that were agreed by Council.

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Pryce **Motion Carried**
That the comments sent to SADC on the Strategic Local Plan are agreed.
Votes in favour: unanimous

9.2 Enforcement Updates

None.

9.3 Current Consultations

None.

10. OTHER BUSINESS

Planning Referrals Meeting 5 January 2015

A Member raised concerns regarding the disappointing vote to approve the Traveller application in Bricket Wood. He went on to say that of the 9 Members present, only 3 voted in favour of the application and the rest chose to abstain. The same Member also reported that the meeting was not webcast and that if Members felt threatened by a webcast would that also have affected their decision at the meeting. He asked how valid the decision was and whether there was any cause for a Judicial Review of the decision. The Clerk suggested that she make enquiries.

The meeting closed at 9.20 pm.

These minutes are to be considered as draft until they have been approved by the committee.

If you require this document in an alternative format please contact the Parish Office to discuss your requirements. The Parish Office may be contacted by telephone, email, fax or post. Telephone: 01923 681443 Fax: 01923 681338 Email: clerk@ststephenparishcouncil.gov.uk
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