

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE *PLANNING COMMITTEE* (6)
HELD AT THE PARISH CENTRE, STATION ROAD,
BRICKET WOOD, ST. ALBANS, HERTS
ON 10 NOVEMBER 2016 AT 7.30 pm**

Present: Cllr Bell (Chairman), Cllr Brannen, Cllr Doyle, Cllr Kerry, Cllr Pryce & Cllr Whittaker

In attendance: Mrs Carol Hardy (Clerk) District Cllr. David Yates and three members of the public.

1. APOLOGIES FOR ABSENCE

Cllr Freeman.

2. DECLARATION OF INTERESTS

The Chairman and Cllr Brannen declared a personal interest in the application at 63 Oakwood Road as they were patients of the applicant.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 13 OCTOBER 2016

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

4. NOTIFICATION OF OTHER BUSINESS

None.

5. PUBLIC PARTICIPATION

One member of the public spoke in favour of the application at 19 Pilgrim Close Park Street application number 5/2016/3268 and one member of the public spoke against the same application. Cllr Yates commented that he would call in the application if Officers were minded to approve.

At this point two members of the public left the meeting.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 Major Applications

Rail Freight Interchange.

Cllr Yates gave a comprehensive update on the planning process for the many Rail Freight Interchange applications currently being submitted. He stated the following:

- ◆ This is not an opportunity to stop the development which has been approved.
- ◆ Objections will only be considered on *material* planning changes
- ◆ Some submitted applications are very vague
- ◆ Some submitted applications show a material change
- ◆ The Park Street relief road is no longer shown as having a bridge across the M25 and instead is at the bottom of residents gardens on the Frogmore side of the M25
- ◆ The country park is a disappointment and would seem to leave Hedges Farm unsustainable
- ◆ All applications that can be determined will be decided by SADC Planning Referrals Committee in February 2017
- ◆ SADC have appointed two planning officers specifically to examine each application
- ◆ Objections to any of the applications can be made up to 10am on the morning of the committee meeting
- ◆ HCC are going to spend 17.5m to alleviate the major traffic problems on the A414 between Park Street roundabout and London Colney roundabout
- ◆ If HCC refuse to sell the land, it is inevitable that Helioslough will challenge the decision and a Public Inquiry will be held

Cllr Pryce stated that Helioslough had not yet made an offer to HCC. He went on to ask what the compatibility was between freight trains and commuter trains one being W10 and the other being W8 gauge. Network Rail seem reluctant to answer the question that Anne Main MP has also put to them.

At this point one member of the public left the meeting.

Members agreed the following comments for all Rail Freight Interchange applications and resolved the comments under Item 6.2 of the agenda.

This Council strongly objected to this development from the outset and continues to do so. The applications listed are of a technical nature and Members of the Council do not have the expertise to comment on them apart from those relating to the country park and some environmental issues. However as an overriding statement we object in principle to the discharge of these conditions.

At this point two members of the public left the meeting.

6.2 To consider and agree comments on the planning applications listed

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Pryce **Motion Carried**
That the planning comments on the list 10 November 2016 are approved
Votes in favour: unanimous

7. APPEALS

7.1 To consider and agree comments on the appeals listed

None.

8. TREE WORK

8.1 To consider and agree comments on the tree work listed

Members noted the tree work application at 1 Ash Copse Bricket Wood. On this application no comments were made.

9. REPORTS

9.1 Enforcement Updates

The Clerk requested an update from the Enforcement Officer on 3rd November but reported that she had not received a response.

9.2 Current Consultations

Cllr Yates stated that there was an HCC Transport Vision 2050 consultation on the HCC website. The closing date for comments is 14 December 2016.

9.3 Strategic Rail Freight Interchange

As discussed at 6.1.

9.4 Draft Detailed Local Plan

Cllr Pryce asked for a copy of the Detailed Local Plan 2011 - 2031 Draft Consultation document.

10. OTHER BUSINESS

None.

The meeting closed at 9pm.

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