

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 11 FEBRUARY 2016 AT 7.30 pm**

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

In attendance: Mrs Carol Hardy (Clerk)

1. APOLOGIES FOR ABSENCE

Cllr Kerry.

2. DECLARATION OF INTERESTS

Some discussion took place regarding whether Members who were patients of the Bricket Wood dental surgery should declare an interest in the appeal for the medical centre as the applicant was the dentist. Members decided that in these circumstances a declaration of interest was unnecessary.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 14 JANUARY 2015

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

4. NOTIFICATION OF OTHER BUSINESS

None.

5. PUBLIC PARTICIPATION

None.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 Major Applications

None.

6.2 To consider and agree comments on the planning applications listed

RESOLVED: Proposed: Cllr Freeman Seconded: Cllr Doyle **Motion Carried**
That the remaining planning comments on the list 11 February 2016 are approved
Votes in favour: unanimous

7. APPEALS

7.1 To consider and agree comments on the appeals listed

Members noted the appeals.

63 Oakwood Road

Cllr Pryce questioned information within the Appeal Statement regarding the distance from the application site to the train station which was incorrect and the absence of cars in the Google photograph of Oakwood Road which was not representative of the parking problems in this area.

Members agreed that an *NHS* medical centre was required but that even if the application had been for an *NHS* facility, this location was entirely wrong due to the traffic and parking problems and the inconvenience to local residents. Members asked the Clerk to draft a letter with additional comments of objections and forward those to the Appeal Inspector.

HSBC Hanstead Park Appeal Inquiry

The Chairman stated that both he and Cllr Bell had attended parts of the Inquiry which was ongoing and expected to conclude on 12/2/16.

8. TREE WORK

8.1 To consider and agree comments on the tree work listed

Members noted the tree work.

9. REPORTS

9.1 Enforcement Updates

Woodview Lodge Bricket Wood

The Clerk stated that she had contacted the Enforcement Officer following a report that part of the field behind Hoofprints Cottage had now been tarmaced over. She went on to say that a response was awaited.

Chiswell Green Lane Traveller Site

The Clerk confirmed that a report had been made to the Enforcement Officer regarding unauthorised caravans on the site positioned behind fencing.

9.2 Current Consultations

Strategic Local Plan Publication 2016

Members asked the Clerk to respond to the document with the following statement:

We are not qualified to judge whether the document is legally compliant.

9.3 CPRE request for the identification of potential sites that may contribute to housing supply over the next 15 years

RESOLVED: *Proposed: Cllr Pryce Seconded: Cllr Freeman Motion Carried*

That the Council is unable to comment in either a negative or positive way at this stage.

Votes in Favour: Unanimous

9.4 St Lawrence Way Felling of Trees - Flats bordering West Riding/St Lawrence Way/Mount Pleasant Lane

The Clerk reported that the trees were felled due to alleged plans to build an additional eight flats on the site of the garages and the need to find alternative parking for the existing flat owners. The SADC Trees and Woodlands Officer had attended the site quickly and was able to save trees along Mount Pleasant Lane by issuing an interim Tree Preservation Order, but not before many mature, healthy trees around the site had been felled. Several local residents had raised concern and anger at the felling and a few commented that their homes had been left open and visible and one had provided a photograph of the trees in situ, prior to the development of the flats.

9.5 Lye Lane 'golf course' site

A Member stated that a document was in circulation that indicated the golf course land was uncontaminated. The Clerk was asked to contact Ben Firmin the Environmental Compliance Officer for Contaminated Land for further information. Members were concerned as a privately commissioned report indicated that the site was heavily contaminated. The Clerk was asked to obtain a copy of the contaminated report and to also contact SADC to query the uncontaminated report.

9.6 Strategic Rail Freight Interchange

No further updates.

10. OTHER BUSINESS

None.

The meeting closed at 9pm.