

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 13 FEBRUARY 2014 AT 7.30 pm**

Present: Cllr Freeman (Chairman), Cllr Bell (Vice-Chair), Cllr Brannen, Cllr Kerry & Cllr Pryce

In attendance: Mrs Carol Hardy (Clerk) Mrs Juliet Pienaar (Clerk) (part) & 5 members of the public including County & District Councillor Lee and District Councillor Yates

1. APOLOGIES FOR ABSENCE

Apologies were accepted from Cllr Hurford and Cllr Whittaker.

2. DECLARATION OF INTERESTS

None.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 16 JANUARY 2014

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

Cllr Pryce asked that an item be included on the March agenda. Accepted by the Chairman.

5. PUBLIC PARTICIPATION

None.

As members of the public and Mrs Pienaar were in attendance for Item 8.4, the Chairman moved forward to the item relating to neighbourhood planning.

8. REPORTS

8.4 Neighbourhood Planning

Members discussed the presentation by Jeff Lewis, the consultant working for Colney Heath Parish Council, and the SADC presentation which unfortunately was on the same evening. It was clear that considerable work and funding was required if the Parish Council were to forge ahead with a Neighbourhood Plan. Residents of the three villages would need to be involved. Conflicting information had been received as to whether funding from the Community Infrastructure Levy would be paid directly to the Parish Council and the Clerk was asked to seek clarification. It was agreed that in the first instance an Area of Designation should be considered which may include all or part of the parish.

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Brannen **Motion Carried**
That it is recommended to Main Council that under a Neighbourhood Plan, the entire parish boundary be identified as an Area of Designation.

RESOLVED: Proposed: Cllr Pryce Seconded: Cllr Freeman **Motion Carried**
That it is recommended to Main Council that one Member from each of the three wards form a Neighbourhood Planning Working Party to consider the way forward.

At this point Mrs Pienaar left the meeting.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 To consider and agree comments on the application listed

RESOLVED: Proposed: Cllr Cllr Bell Seconded: Cllr Pryce **Motion Carried**
That the planning comments on the list 'February 2014' are approved.
Votes in favour: unanimous

Tree Work

The Chairman commented on an application for tree work at Hamlet Close and the reasons given which were: shade to house and shedding of deadwood. Members agreed that a house built in a wooded area would suffer both shade and shedding and it was an unreasonable request.

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

That objections are raised to Trees and Woodlands regarding the tree work application at Hamlet Close and the reasons why that work is requested.

6.2 Major Planning Applications

Cherry Hill Barrett Home Development

Cllr Bell reported that the Appeal Hearing had taken place on 11 February 2014. Great emphasis had been put on the openness of the Green Belt and how visible these new properties would be from the elevated footpath, potentially spoiling experience for visitors using the footpath. Cllr Bell went on to say that the decision would be made in around eight weeks.

7. APPEALS

162 - 164 Radlett Road

No objections.

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

That the comments to the Appeal Inspectorate as above are approved
Votes in favour: unanimous

8. REPORTS

8.1 Enforcement Updates

Lye Lane Traveller site

A planning application has been submitted for the additional mobile homes but this is on hold until land ownership issues are resolved with the Highways Agency. Until the planning application is determined, it is not considered expedient to pursue enforcement action.

8.2 Current planning consultations

Three Rivers District Council - Draft Gypsy, Traveller and Travelling Show People Local Development Document

None of the sites identified for Traveller use were close to the parish boundary, therefore Members made the decision not to make comment on the document.

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

That comments would not be made to Three Rivers District Council on the Draft Gypsy, Traveller and Travelling Show People Local Development Document

8.3 Gamekeepers Cottage

The Clerk confirmed that the cottage did not qualify for Local Listing by St Albans District Council Conservation and had been refused listing by English Heritage on 19 July 2013.

8.4 Neighbourhood Planning

As previously discussed.

9. OTHER BUSINESS

Land to the rear of Old Orchard Park Street

Cllr Pryce informed Members that the application for 10 detached houses was now on the SADC website. The Clerk informed Members that she was aware of the application which would be on the March planning list.

The meeting closed at 9.00 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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