

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (4) HELD AT THE PARISH CENTRE, STATION ROAD, BRICKET WOOD, ST. ALBANS, HERTS ON 13 NOVEMBER 2014 AT 7.30 pm

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

In attendance: Mrs Carol Hardy (Clerk) & 6 members of the public

1. APOLOGIES FOR ABSENCE

Cllr Hurford and Cllr Whittaker.

2. DECLARATION OF INTERESTS

None.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 9 OCTOBER 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

None.

5. PUBLIC PARTICIPATION

Agreed at Item 10. 2. (a) a short presentation by the potential developers of the site.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 Major Planning Applications

(a) Land off Smug Oak Lane Bricket Wood

Cllr Brannen raised objections to the variation to extend the time limit for completion by 5 years. Members were generally concerned about the number of heavy vehicle movements and the impact they would have on Smug Oak Lane. Members agreed that objections would be raised to this application.

RESOLVED: Proposed: Cllr Brannen Seconded: Cllr Bell **Motion Carried**
That the variation of Condition 4 to extend the time limit for completion of restoration by 5 years is unreasonable. That concerns are also raised regarding the number of heavy vehicles in and out of the site and the impact this will have on Smug Oak Lane.

6.2 To consider and comment on the planning applications listed

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Pryce **Motion Carried**
That the planning comments on the list '13 November 2014' are approved
Votes in favour: unanimous

Two members of the public left the meeting room after discussion of 5/2014/2787 13 Park Street.

7. APPEALS

Members noted the appeals.

Cllr Pryce commented on the recent appeal relating to land at Old Orchard Park Street. He stated that the application for housing on this area of Green Belt was totally inappropriate and would lead to joined up development along the other areas of Green Belt. He went on to say that the developers recently planted 'defensible' boundary consisted of a row of 9 inch Hawthorn whips and

that this was totally inadequate. It was agreed that the Parish Council would be represented at the Appeal Hearing by a Member.

8. TREE WORK

Members noted the tree work applications.

9. SECTION 106 FORMAL REQUESTS FOR FUNDING

RESOLVED: Proposed: Cllr Pryce Seconded: Cllr Freeman ***Motion Carried***
That the Council will request Section 106 funding to benefit the parish on any development sufficiently large enough to generate Section 106. That the request will be specific in the need for the funding.

10. REPORTS

10.1 Enforcement Updates

None.

10.2 Current Consultations

(b) Icení Projects and Lye Lane development

Cllr Bell explained to Members that he had attended a meeting with CPRE, ICENI and BWRA to discuss proposals for remediation of the land funded by the construction of 15 large detached homes. He went on to say that the preferred option was a cul de sac of homes and that the remainder of the land would be put into public access use, possibly owned and maintained by Herts & Middlesex Wildlife Trust. The applicants had confirmed that a planning application would be submitted in January 2015. Cllr Pryce indicated that large detached homes were not required and that smaller starter homes would be preferred. A member of the public with an interest in Burston Nurseries expressed concern that the location of the cul de sac seemed to interfere with the watercourse that ran from Burston Nurseries and that blocking it would cause flooding issues.

The Chairman stated that the application would be discussed in full once it had been submitted by ICENI Projects.

During discussion, one member of the public joined the meeting. After discussion of this item one member of the public left the meeting room.

(a) Three Hammers PH Chiswell Green & Sainsbury Local store proposals

Mr Roger Ahmed representing UK & Maine Ltd carried out a short presentation on the proposal to build a Sainsbury Local store on green space adjacent to the Three Hammer PH. During the presentation he was joined by a colleague and afterwards they conducted a Q&A session.

The structure would be built in a barn style so as not to detract from the landmark and listed public house.

The building would be sympathetic and bespoke.

The area to the front of the public house that was currently hard surfaced, would be laid to lawn.

Estate type fencing would be placed around the boundary.

It would enhance the centre of Chiswell Green.

A public consultation had already taken place and comments by local residents incorporated within the plans.

Cllr Pryce suggested that the company had missed an opportunity by not building an attached library at the back of the store, on part of the car park area and asked why it was decided to place a store in between three other independent convenience stores.

Cllr Brannen was concerned that a Sainsbury Local would put other stores out of business as they would not be able to compete and that far from people walking to the store, they would drive.

Mr Ahmed stated that anti competition could not be stopped and that surveys of similar sites had proven that 80% of trade was within 1/4 mile and that 90% of that trade was basket shopping.

Cllr Kerry commented that there was a trend away from the bigger stores and towards smaller stores. She went on to say that this store would offer a better customer choice.

Cllr Brannen expressed concern regarding the location of the disabled parking spaces and the

restricted rear access into the public house. He also suggested dedicated supermarket car parking spaces due to the popularity of the public house in the summer months.

Mr Ahmed confirmed that the submission of the planning application would be within a few days.

At this point Mr Ahmed and his colleague, Mr Evans left the meeting room.

11. OTHER BUSINESS

None.

The meeting closed at 9.30 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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