

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (5)
HELD AT THE PARISH CENTRE, STATION ROAD,
BRICKET WOOD, ST. ALBANS, HERTS
ON 13 OCTOBER 2016 AT 7.30 pm**

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

In attendance: Mrs Carol Hardy (Clerk) Cllr Parker & two members of the public.

1. APOLOGIES FOR ABSENCE

Cllr Doyle, Cllr Kerry & Cllr Whittaker.

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 1 SEPTEMBER 2016

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

4. NOTIFICATION OF OTHER BUSINESS

The Chairman wished to discuss the non receipt from SADC of a planning application for 19 Pilgrim Close Park Street.

5. PUBLIC PARTICIPATION

None.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 Major Applications

Rail Freight Interchange.

Several planning applications for discharge of conditions and approval of reserved matters were on the planning list. Cllr Pryce reiterated the Council's views regarding the inappropriateness of the location for a rail freight interchange and listed the following reasons: Green Belt, unworkable, incorrect gauge of the railway track requiring alteration along with the bridges, pollution, the serious disruption to the lives of the local population, the likelihood for expansion, that this will be a road to road terminal, the fact that Daventry RFI is running at 25% and that a RFI is not required. These were just a few of many more reasons put forward. Cllr Pryce also questioned what the very special circumstances were that allowed this development to be approved compared to the refusal of the Slough site. Cllr Pryce told Members that Anne Main MP still supports refusal of the application and that STRIFE is still in place. The Chairman suggested contacting neighbouring parish councils to make them aware of the latest applications and ask for their comments and support. He went on to say that the impact of the development would not have implications to the villages outside St Stephen Parish Council.

Cllr Pryce was asked to draw up a letter of objection to all applications that will be agreed by the committee.

RESOLVED: Proposed: Cllr Pryce Seconded: Cllr Brannen **Motion Carried**
That objections are raised to all planning applications relating to the development of land as a Rail Freight Interchange.
Votes in favour: unanimous

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 Pryce Seconded: Cllr Bell **Motion Carried**
That the planning comments on the list 13 October 2016 are approved
Votes in favour: unanimous

7. APPEALS

7.1 To consider and agree comments on the appeals listed

Noted.

8. TREE WORK

8.1 To consider and agree comments on the tree work listed

Members noted the tree work applications.

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Pryce **Motion Carried**
That the Committee considered that 'shading of gardens' or 'to close to the house' where that dwelling had been built close to a tree or within a wooded area to be unacceptable reasons to fell or substantially lop a tree.
Votes in favour: unanimous

9. REPORTS

9.1 Enforcement Updates

None. The Clerk reported that currently SADC had only one Enforcement Officer. Two additional officers had been recruited but were yet to commence employment.

9.2 Current Consultations

None.

9.3 Strategic Rail Freight Interchange

As discussed at 6.1.

9.4 Draft Detailed Local Plan

Cllr Pryce reported that he had finished reading the document and would provide a written brief for Members.

10. OTHER BUSINESS

The Chairman stated that it had been brought to his attention that the Council had not been consulted regarding a further application at 19 Pilgrim Close. The Clerk was asked to contact SADC to ask for an extension of the time limit and for the planning application details to be sent as soon as possible.

The meeting closed at 9pm.

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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