

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (7) HELD AT THE PARISH CENTRE, STATION ROAD, BRICKET WOOD, ST. ALBANS, HERTS ON 16 JANUARY 2014 AT 7.30 pm

Present: Cllr Freeman (Chairman), Cllr Bell (Vice-Chair), Cllr Brannen, Cllr Hurford, Cllr Pryce & Cllr Whittaker.

In attendance: Mrs Carol Hardy (Clerk) & 1 Member of the public

1. APOLOGIES FOR ABSENCE

Apologies were accepted from Cllr Kerry.

2. DECLARATION OF INTERESTS

31 Tippendell Lane: The Chairman stated that he knew the applicant.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 19 DECEMBER 2013

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 unauthorised felling of protected trees in Oakwood Road was accepted by the Chairman.

5. PUBLIC PARTICIPATION

None.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 To consider and agree comments on the application listed

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

6.2 21 Hazel Road

The Chairman reported that this application was withdrawn from the December 2013 Plans South Committee meeting on the morning of the meeting because new material information had come to light. In view of this information, at the December meeting, Members had agreed to review the application. Members noted that concern had been expressed by neighbours that the extension to the garden room would be used for residential accommodation. In the event of this occurring it was agreed that it would be a matter for the Enforcement Officer. A Member also expressed concern that the neighbouring bungalow was set at a lower level than that of the application site and that the proposed side extension would cause light and privacy problems to the neighbour. Cllr Pryce suggested that the windows to the side extension should be fitted with obscure glass.

RESOLVED: Proposed: Cllr Pryce Seconded: Cllr Bell **Motion Carried**
That additional comments be submitted to SADC stating that as the neighbouring property is set lower than that of the application site, that there will be overlooking and privacy issues for the neighbour. That the application, if approved should stipulate obscure glass to the side windows.
Votes in favour: unanimous

6.3 Major planning applications

None.

The Clerk reported that the Cherry Hill Appeal Hearing was scheduled for 11 February 2014 at 10am. The Chairman asked the Clerk to register his intention to speak.

A Member enquired when the BRE Public Inquiry was to be held. The Clerk commented that the date had not been advertised but was believed to be April 2014.

7. APPEALS

35 Tippendell Lane

No objections with conditions.

40 & 40A Oakwood Road

No objections

11 Hazel Road

Same objections to be raised.

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

There were none.

8.2 Current planning consultations

There were none.

8.3 Gamekeepers Cottage

Cllr Bell confirmed that the cottage would not qualify for English Heritage listing. The Clerk was asked to make initial enquiries with SADC regarding Local Listing.

9. OTHER BUSINESS

Oakwood Road Trees

The Clerk was asked to make enquiries with the Trees & Woodlands Officer regarding an update on the unauthorised felling of the trees.

Old Orchard

Cllr Pryce notified Members that an application for 10 detached houses on a strip of Green Belt land at Old Orchard was about to be submitted.

The meeting closed at 8.50 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
Post: St Stephen Parish Council, The Parish Centre, Station Road, Bricket Wood, St Albans, Herts., AL2 3PJ.