

# ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (2)  
HELD AT THE PARISH CENTRE, STATION ROAD,  
BRICKET WOOD, ST. ALBANS, HERTS  
ON 24 JULY 2014 AT 7.30 pm**

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

**In attendance:** Mrs Carol Hardy (Clerk) and 4 members of the public

**1. APOLOGIES FOR ABSENCE**

Cllr Pryce and Cllr Whittaker.

**2. DECLARATION OF INTERESTS**

The Chairman declared an interest in the application for a medical centre at 63 Oakwood Road Bricket Wood.

**3. APPROVAL OF THE MINUTES OF THE MEETING OF 26 JUNE 2014**

**RESOLVED:** Proposed: Cllr Bell                      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**

A member of the public asked to speak against the application 5/2014/1737 demolition of no. 80 Oakwood Road Bricket Wood and construction of 4 detached houses on land at no.80 and land to the rear of 76 –80 Oakwood Road and 29 Hornbeams

The Chairman closed the meeting to allow public speaking.

The member of the public stated that damage would be caused to existing, protected trees if the development was allowed to proceed and that three storey houses were not in keeping with surrounding property. He also went on to say that since the unlawful removal of the protected trees, several gardens in Ashridge Drive had suffered problems with flooding.

The Chairman then reopened the meeting and moved to item 6.1 (c) to allow discussion to continue.

**6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS**

**6.1 Major Planning Applications**

**(c) *Land to the rear of 76 - 80 Oakwood Road and 29 Hornbeams - 5/2014/1737***

Cllr Brannen commented that this was the wrong development in the wrong place and that the developer should not be allowed to benefit financially from the unlawful cutting of protected trees. He also expressed concern that the driveway exit of plot 1 was positioned so that it exited at the junction of Oakwood Road. He felt that this was prejudicial to highway safety. He further commented that the development was inappropriate and the worst kind imaginable for the environment and residents.

Cllr Kerry agreed with Cllr Brannen and went on to say the felling of the trees had been a disgraceful course of action.

Cllr Bell raised concerns regarding pedestrian safety on an access road that did not incorporate a footpath.

The Chairman commented that Oakwood Road was a recognised cut through to the A405.

**RESOLVED:** *Proposed: Cllr Brannen Seconded: Cllr Freeman* **Motion Carried**  
That objections are raised to this application based upon the comments above and the previous letter of objection.

(a) **Rail Freight Interchange**

The Chairman stated the application had received approval from the Secretary of State but that the land would still require purchase by Helioslough.

(b) **Land at 55 Bucknalls Drive - 5/2014/1694**

**RESOLVED:** Proposed: Cllr Brannen Seconded: Cllr Kerry **Motion Carried**  
That objections are raised to this development as the land was within the Green Belt, that it was therefore inappropriate development and unsustainable.

**6.2 To consider and agree comments on the planning applications listed**

**63 Oakwood Road - 5/2014/1708**

The Chairman, who had declared an interest in the application, left the Chamber. Cllr Bell took the Chair.

Members discussed the many objections from local resident to this application. Residents were concerned about the difficulties with parking and the commercialisation of a residential area. The need for such a practice had also not been demonstrated.

**RESOLVED:** Proposed: Cllr Bell Seconded: Cllr Kerry **Motion Carried**  
That objections are raised to the application for reasons of parking difficulties, highway safety and further commercialisation of a residential area.

The Chairman returned to the meeting and three members of the public left.

**RESOLVED:** Proposed: Cllr Kerry Seconded: Cllr Bell  
That the planning comments on the list '24 July 2014' are approved  
*Votes in favour: unanimous*

Cllr Hurford left the meeting.

**7. APPEALS**

Members noted the appeals.

**8. TREE WORK**

Members noted the tree work applications.

**9. REPORTS**

**9.1 Enforcement Updates**

None.

**9.2 Current Consultations**

None.

**9.3 Icen Projects - Residential development of land known as the 'Golf Course' Lye Lane Bricket Wood**

Members were presented with revised draft plans for residential development on the site. Members expressed concern that this was a contaminated site and that a contamination survey had not been completed. It was agreed that the such development would alter the character of the rural lane and that before any development took place, remediation of the land to the satisfaction of the Environment Agency would be necessary.

**RESOLVED:** Proposed: Cllr Freeman Seconded: Cllr Brannen **Motion Carried**  
That the Council is not prepared to pass comment as to a preferred housing scheme. That the site remains within the Green Belt. That the site is contaminated land that should be remediated to the satisfaction of the Environment Agency before any development of the site is agreed.

**9.4 SADC Detailed Local Plan**

Cllr Freeman and Cllr Bell attended the presentation by Chris Briggs at SADC and reported the

content to Members.

**10. OTHER BUSINESS**

None.

The meeting closed at 9.10 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](mailto:clerk@ststephenparishcouncil.gov.uk)  
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