

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (1)
HELD AT THE PARISH CENTRE, STATION ROAD,
BRICKET WOOD, ST. ALBANS, HERTS
ON 26 MAY 2016 AT 7.30 pm**

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

In attendance: Mrs Carol Hardy (Clerk)

1. ELECTION OF THE CHAIRMAN & VICE CHAIRMAN

RESOLVED: Proposed: Cllr Pryce Seconded: Cllr Brannen **Motion Carried**
That Cllr Freeman is re-elected as Chairman

RESOLVED: Proposed: Cllr Brannen Seconded: Cllr Whittaker **Motion Carried**
That Cllr Bell is re-elected as Vice-Chairman

2. APOLOGIES FOR ABSENCE

Cllr Kerry.

3. DECLARATION OF INTERESTS

None.

4. APPROVAL OF THE MINUTES OF THE MEETING OF 14 APRIL 2016

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

5. NOTIFICATION OF OTHER BUSINESS

Cllr Pryce wished to discuss land at Penn Road Baptist Church.

6. PUBLIC PARTICIPATION

None.

7. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

7.1 Major Applications

None.

7.2 To consider and agree comments on the planning applications listed

Members discussed the application by Icen Projects to develop the 'golf course' site with luxury homes, remediate the contaminated land and develop an area of community woodland that would be owned and managed by Herts and Middlesex Wildlife Trust. Members agreed that it was essential that the contaminated land was made safe and that on this particular Green Belt site there were very special reasons to allow development that would allow the contamination to be remediated. Members also agreed that multi user dedicated rights of way should be in place.

RESOLVED: Proposed: Cllr Whittaker Seconded: Cllr Brannen **Motion Carried**
That the planning comments on the list 26 May 2016 are approved
Votes in favour: unanimous

Cllr Whittaker was concerned that parts of the Green Belt were being 'nibbled away' and

suggested that the Council should keep a record of Green Belt land on which development of any kind was allowed. She went on to say that these statistics would allow evidence based argument against what was considered inappropriate development within the Green Belt. It was agreed that the Clerk would keep a record.

8. APPEALS

8.1 To consider and agree comments on the appeals listed

Members noted the appeals.

9. TREE WORK

9.1 To consider and agree comments on the tree work listed

Members noted the tree work and wished to make objections to work on the Ash tree at Handley Gate. Members felt that the reasons given for the work were unacceptable and that work to an endangered healthy Ash tree for reasons of bird droppings should be refused.

10. REPORTS

10.1 Enforcement Updates

Woodview Lodge Lye Lane Bricket Wood

Members noted the information contained within the agenda notes.

Chiswell Green Lane Traveller site

Members noted the information contained within the agenda notes.

10.2 Current Consultations

None.

10.3 Sainsbury/Three Hammers PH Appeal

Cllr Bell expressed concern that the appeal procedure was changed from a hearing to written representations and queried how this had been allowed to happen. He went on to say that the Inspectors site visit had not been notified to interested parties and that the District Councillor Brian Gibbard who had called in the application was unaware that a site visit had been arranged. Cllr Bell asked that a letter was sent to the portfolio holder to express concern that this had happened. The Clerk suggested that as this may have just been a failure in agreed process, that she write to the officer concerned to make enquiries. Following a response, if it was appropriate to write to the portfolio holder she would do so.

10.4 Strategic Rail Freight Interchange

No further development updates.

11. OTHER BUSINESS

Cllr Pryce asked whether a meeting had been arranged with Bloor Homes and representatives of the Baptist Church. The Clerk reported that no progress had been made. It was agreed that subject to agreement with other interested parties, a meeting would be held at 18:45 prior to the Buildings Committee meeting on 7th July. The Clerk would invite Bloor Homes and a representative of the Church once Cllr Pryce had passed over the contact details.

The meeting closed at 8.55pm.

These minutes are to be considered as draft until they have been approved by the committee.

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