

# 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 30 JULY 2015 AT 7.30 pm**

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

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

**1. APOLOGIES FOR ABSENCE**

Cllr Doyle and Cllr Pryce.

**2. DECLARATION OF INTERESTS**

None.

**3. APPROVAL OF THE MINUTES OF THE MEETING OF 25 JUNE 2015**

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

**4. NOTIFICATION OF OTHER BUSINESS**

Cllr Brannen wished to update on events at the Bricket Wood Joint Management Commons Committee meeting held on 29 July 2015. The item was accepted by the Chairman.

**5. PUBLIC PARTICIPATION**

The meeting was closed whilst a member of the public spoke in favour of the development of five homes to the rear of 44 - 52 Bucknalls Drive. The meeting was reopened to allow discussion to continue.

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

**6.1 Major Applications**

44 - 52 Bucknalls Drive - 5/2015/1606

Cllr Brannen considered that the development was an overdevelopment of the site which he considered compact. He went on to say that although the description of the dwellings were chalet bungalows, in reality they were two storey houses.. He also objected to the loss of the amenity space at the existing dwellings. There was some discussion as to whether or not the land fell within the Green Belt and the Clerk was asked to investigate.

**RESOLVED:** *Proposed: Cllr Brannen      Seconded: Cllr Freeman                      Motion Carried*  
That objections are raised on grounds of overdevelopment of the site, loss of amenity to existing and the chalet bungalows being more akin to two storey dwellings. This is a compact site more suited to a smaller development..

The Clerk was asked to request Section 106/CIL funding to improve/provide leisure, amenity and refreshment facilities should the application be approved.

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

**RESOLVED:** *Proposed: Cllr Bell                      Seconded: Cllr Whittaker                      Motion Carried*  
That the planning comments on the list '30 July 2015' are approved  
*Votes in favour: unanimous*

## **7. APPEALS**

### **7.1 To consider and agree comments on the appeals listed**

Members noted the appeals.

## **8. TREE WORK**

Members noted and commented on the tree work applications.

**RESOLVED:**      *Proposed: Cllr Freeman    Seconded: Cllr Brannen      **Motion Carried***  
That the tree work comments on the list '30 July 2015' are approved  
*Votes in favour: unanimous*

## **9. REPORTS**

### **9.1 Enforcement Updates**

The Clerk had nothing to report.

### **9.2 Current Consultations**

None.

### **9.3 Oakwood Road Bricket Wood Felling of Protected Trees**

The Clerk reported that the felled 'protected' trees could not be replaced but the remaining trees would be subject to a new Tree Preservation Order.

### **9.4 Strategic Rail Freight Interchange**

Cllr Freeman reported that Cllr Wright was keen to speak to the Parish Council about alternative uses for the site if HCC decide not to sell to Helioslough.

### **9.5 Draft Strategic Local Plan (SLP) - Report of the 2014 Consultation**

Cllr Brannen requested a hard copy of the document which could then be circulated to other Members.

## **10. OTHER BUSINESS**

### **Bricket Wood Common**

Considerable discussion took place regarding comments made at the Bricket Wood Joint Management Commons Committee meeting held on 29 July 2015. With the full support of the Committee it was suggested that Bricket Wood Common was registered as a community asset.

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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