

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



MINUTES OF A MEETING OF THE *PLANNING COMMITTEE* (3) HELD AT THE PARISH CENTRE, STATION ROAD, BRICKET WOOD, ST. ALBANS, HERTS ON 4 SEPTEMBER 2014 AT 7.30 pm

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

In attendance: Mrs Carol Hardy (Clerk) and 1 member of the public

1. APOLOGIES FOR ABSENCE

Cllr Freeman and Cllr Hurford.

2. DECLARATION OF INTERESTS

None.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 24 JULY 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

The Chairman stated that he wished to make reference to the Strategic Local Plan.

5. PUBLIC PARTICIPATION

None.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 Major Planning Applications

(a) *Rail Freight Interchange*

The Clerk stated that an application had been made to the High Court by St Albans District Council which challenged the decision of the Secretary of State to approve this application on three points of law.

(b) *Land to the rear of 76 - 80 Oakwood Road and 29 Hornbeams - 5/2014/2033*

Members were concerned that the latest application remained inappropriate development and that the reduction in the number of dwelling did not satisfy the objections raised previously. Mention was made of the impending Magistrates Court Hearing on 12th September regarding the unlawful felling of protected trees on this site.

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Kerry **Motion Carried**
That the objections to this application remain the same as the previous application with the addition that this Council does not consider that the reduction in the number of properties satisfies the previous reasons for objection.

(c) *Harperbury Hospital - 5/2014/2317*

RESOLVED: Proposed: Cllr Brannen Seconded: Cllr Whittaker **Motion Carried**
That an Environmental Impact Assessment is essential prior to the development of the site.

6.2 To consider and comment on the planning applications listed

RESOLVED: Proposed: Cllr Kerry Seconded: Cllr Pryce **Motion Carried**

That the planning comments on the list '4 September 2014' are approved
Votes in favour: unanimous

7. APPEALS

Members noted the appeals.

8. TREE WORK

Members noted the tree work applications and raised concerns regarding the reasons for wishing to fell a protected Oak at 19 Hyburn Close Bricket Wood which they agreed were unacceptable. The Clerk was asked to contact the Trees & Woodlands Officer with the concerns.

9. REPORTS

9.1 Enforcement Updates

Plaistows Farm

Nine hanger buildings have been erected without planning permission. St Albans District Council have issued the owner with a Planning Contravention Notice.

9.2 Current Consultations

Technical Consultation on Planning

The Chairman agreed to review the document and report back to Council.

10. OTHER BUSINESS

The Chairman notified Members that the Strategic Local Plan would be discussed at St Albans District Council Planning Policy Meeting on 10 September 2014.

The meeting closed at 9.00 pm.

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

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