

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE PLANNING COMMITTEE (12)
HELD AT THE PARISH CENTRE, STATION ROAD,
BRICKET WOOD, ST. ALBANS, HERTS
ON 5 MAY 2015 AT 7.30 pm**

Present: Cllr Freeman (Chairman), Cllr Bell, Cllr Brannen, Cllr Hurford & Cllr Kerry

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

1. APOLOGIES FOR ABSENCE

Cllr Pryce and Cllr Whittaker.

2. DECLARATION OF INTERESTS

None.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 9 APRIL 2015

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

4. NOTIFICATION OF OTHER BUSINESS

None.

5. PUBLIC PARTICIPATION

The meeting was closed to allow three representatives of Bloor Homes to address the committee on the application for residential development of part of the Harperbury Hospital site.

This full planning application has been a year in the making and is a collaborative scheme between Bloor Homes, St Albans District Council and Hertfordshire County Council. Public consultations have been carried out and the scheme amended where possible to address any concerns. All properties have been designed specifically for this site; there is a good mix of housing and the scheme is affordable housing compliant. Lime Way will be retained and the existing semi circular roads to give the same open space and retain the trees. A roundabout will be created at the end of Harper Lane and a continuous footpath to the A5183 will be installed. Signalisation of the Harper Lane bridge and a footpath has been technically approved by the County Council but is not part of the planning application. This can be agreed by condition. Bloor Homes hope to have the application to SADC committee in July with sign off in September. An outline application has also been submitted for the creation of a replacement bowls facility. Measures will also be put in place for ensure the continuation of use of the football pitches.

The meeting was reopened to allow discussion.

Members raised strong concerns regarding the creation of a footpath on the Harper Lane bridge as it was felt not to be wide enough to be used safely. There was also concern regarding the signalisation of the bridge as it was felt that this would cause traffic congestion along the A5183. Members did not raise any objections to the on-site development or the roundabout changes to Harper Lane at Lime Way. Bloor Homes confirmed that the width of the bridge was wide enough to be safe for single traffic and pedestrians but agreed to arrange a site visit for Members and a HCC representative. It was also agreed to send the tracking documents through to the Clerk. Three members of the public representing Bloor Homes then left the meeting.

6. TO CONSIDER AND COMMENT UPON THE PLANNING APPLICATIONS

6.1 Major Applications

Harperbury Hospital site

RESOLVED: Proposed: Cllr Freeman Seconded: Cllr Brannen **Motion Carried**

That no objections are raised to the onsite development as they are considered a good mix of properties with sufficient affordable housing. There are no objections to the new roundabout on Harper Lane. Major concerns regarding the feasibility and safety of the road and pedestrian traffic suggestions at the Harper Lane bridge and comments on this aspect of the application will be deferred until after an on-site discussion with the developer and HCC Highways

Votes in favour: unanimous

6.2 To consider and agree comments on the planning applications listed

RESOLVED: Proposed: Cllr Bell Seconded: Cllr Brannen ***Motion Carried***
That the planning comments on the list '5 May 2015' are approved
Votes in favour: unanimous

7. APPEALS

7.1 To consider and agree comments on the appeals listed

Members noted the appeals. All Members agreed that the comments previously made should remain unchanged.

8. TREE WORK

Members noted the tree work application and did not wish to make comment.

9. REPORTS

9.1 Enforcement Updates

South Riding Bricket Wood

The Clerk reported that the Enforcement Officer had visited the site to investigate a large wooden structure in the front garden. The owner of the property had been advised to remove the structure or submit a planning application.

9.2 Current Consultations

None.

9.3 Oakwood Road Bricket Wood Felling of Protected Trees

The Clerk referred Members to the information under AOB on the Minutes of Meeting No. 9 of the Planning (Development Control) Committee South dated Monday 20 April 2015.

9.4 Strategic Rail Freight Interchange High Court Decision

Members noted that St Albans District Council are now seeking leave to appeal the dismissal of the recent court challenge.

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.

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