

# ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (7)  
HELD AT THE PARISH CENTRE, STATION ROAD,  
BRICKET WOOD, ST. ALBANS, HERTS  
ON 8 DECEMBER 2016 AT 7.30 pm**

**Present:** Cllr Freeman (Chairman), Cllr Brannen, Cllr Doyle & Cllr Kerry

**In attendance:** Mrs Carol Hardy (Clerk)

**1. APOLOGIES FOR ABSENCE**

Cllr Pryce and Cllr Whittaker.

**2. DECLARATION OF INTERESTS**

All Members declared a personal interest in the application for Woodland Edge in Drop Lane as the applicant was a member of the parish staff.

**3. APPROVAL OF THE MINUTES OF THE MEETING OF 10 NOVEMBER 2016**

**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**

None.

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

**6.1 Major Applications**

None.

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

**RESOLVED:** Proposed: Cllr Brannen      Seconded: Cllr Kerry      **Motion Carried**  
*That the planning comments on the list 8 December 2016 are approved*  
*Votes in favour: unanimous*

**7. APPEALS**

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

Noted.

**8. TREE WORK**

**8.1 To consider and agree comments on the tree work listed**

**RESOLVED:** Proposed: Cllr Freeman      Seconded: Cllr Bell      **Motion Carried**  
*That the tree work comments on the list 8 December 2016 are approved*  
*Votes in favour: unanimous*

**9. REPORTS**

**9.1 Enforcement Updates**

Members noted the information in the agenda notes. No further updates were provided by the Clerk. It was noted however that the large mobile home positioned in the side garden of a

bungalow on the corner of Watford Road with Ragged Hall Lane was still in situ. The Clerk agreed to follow this up with the SADC enforcement team.

## 9.2 Current Consultations Draft Detailed Local Plan

Members agreed the comments which also took into account the views of the Neighbourhood Plan Steering Group.

**RESOLVED:** Proposed: Cllr Brannen                      Seconded: Cllr Bell                      **Motion Carried**  
*That the following comments are sent to SADC that relate to the Draft Detailed Local Plan Consultation.*  
*Votes in favour: unanimous*

St Stephen Parish Council (SSPC) and the Neighbourhood Plan Steering Group (NPSG) are generally in support of the DLP and its references to the Neighbourhood Plan (NP), but would hope that SADC would be sympathetic to and accept suggestions in the NP that are not totally in accord with the DLP e.g. Green Belt land at the Baptist Church, Penn Road Park Street, land at Mayflower Road Park Street, Park Mill, Park Street, the prospect of a new ground for St Albans Football Club to name but a few.

Although it is accepted that some expressions used may have been taken from the National Planning Policy Framework (NPPF), it is felt that they lack the necessary strength and could be left out e.g. DLP 24 page 38 para. 4....'significant harm to the ecological....' Remove the word significant as it is felt that the word is unnecessary and would possibly give rise to legal argument as to the definition of 'significant'. Thus if retained might result in policy which would result in development detrimental to the area. However, if the word significant has to be there then it should be defined as 'significant locally'.

It is also suggested that consideration is given to Woodland Preservation Orders as well as Tree Preservation Orders. DLP 24 – Green Infrastructure, Countryside, Landscape and Trees – it is felt that this may be more effective where development encroaches upon areas with mature trees.

Both SSPC and the NPSG, are in principle, in agreement with DLP 21 – 24 and in its NP will look to building on these policies at local level.

The Business Working Group of the NP had identified 301 businesses within the Parish ranging from the obvious to those less obvious such as those working from home. This may of course be just the tip of the iceberg as far as home working is concerned. The DLP concentrates on the more obvious businesses, business use areas and major retail development locations DLP 14 and DLP 15. It is suggested that some thought might be given to the less obvious businesses which are becoming a 'force majeure' in the area.

It is also suggested that consideration might be given to requiring major business developments to satisfy their workforce needs by creating housing for rent/purchase in the area e.g. Handley Page. This would have a dual effect of reducing the need for workers travelling in from other areas by using local workers and retaining local workers particularly those in the younger age groups.

### **Removal of the BT phone box No. 20 adjacent to the brick wall Watford Road Chiswell Green**

The Clerk reported that this consultation appeared on the agenda notes but had not been listed on the agenda.

Members agreed to discuss the consultation but to resolve any comments at the next planning meeting.

Members agreed that the Watford Road phone box did not exist within the parish. A second phone box was located within the car park on Park Street. It was Members views that this box should remain due to its close proximity to Park Street railway station.

## 9.3 Strategic Rail Freight Interchange

No further update.

## 10. OTHER BUSINESS

None.

The meeting closed at 9pm.