

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE PLANNING COMMITTEE (10) HELD AT THE PARISH CENTRE,
STATION ROAD,
BRICKET WOOD, ST. ALBANS, HERTS
ON 9 MARCH 2017 AT 7.30 pm**

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

In attendance: Mrs Carol Hardy (Clerk)

1. APOLOGIES FOR ABSENCE

Cllr Kerry, Cllr Pryce (part) and Cllr Whittaker.

2. DECLARATION OF INTERESTS

None.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 9 FEBRUARY 2017

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 accepted an item regarding the minimum width of a public footpath.

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 Doyle **Motion Carried**
That the planning comments on the list 9 February 2017 are approved
Cllr Brannen abstained from the vote.

7. APPEALS

7.1 To consider and agree comments on the appeals listed

Members noted the information in the agenda notes.

Cllr Doyle stated that if the Whytecoat appeal was approved that Section 106 funding should be allocated to improving the play area at Mayflower Road. Members were supportive of this suggestion.

8. TREE WORK

8.1 To consider and agree comments on the tree work listed

Members noted the SADC decisions.

9. REPORTS

9.1 Enforcement Updates

The Clerk stated that she had not received an update of enforcement issues from SADC other than **19 Pilgrim Close** on which an appeal was now registered and bungalow in Watford Road/Ragged Hall Lane where the owner had been invited to submit a planning application for the static home in his side garden.

The Clerk commented that following traffic mayhem caused by HGV's trying to access the **HSBC Hanstead film site** through Drop Lane, she had reported the inappropriate and unacceptable access to the owners of the site, the film company, Hertfordshire Highways, Cllr Aislinn Lee County Member for Highways and Hertfordshire Police. As a result, the site owners had instructed the film company to re-open the access from Smug Oak Lane which would be fitted with lockable drop down bollards. The access from Drop Lane would be closed.

Cllr Brannen informed Members that the Neighbourhood Planning Bill was due to have its third reading in the House of Lords. This legislation will have the effect of removing public houses from Class A4 use, effectively meaning that any change of use would require specific planning permission. It also proposes that permitted development rights to demolish public houses would be removed. This is particularly pertinent as the **Old Fox PH in School Lane** Bricket Wood has been closed since May 2016.

9.2 Current Consultations

None.

Cllr Pryce joined the meeting.

9.3 Strategic Rail Freight Interchange Site

Cllr Pryce confirmed that an offer had not been made for the land. He went on to say that there were two expressions of interest, both from housing developers, both for between 2- 3K homes. West Herts Hospital Trust had confirmed that they would not build a new hospital, preferring to modernise and expand existing sites. Cllr Pryce stated that HCC were intent on retaining the land although they may be legally compelled to sell it. SADC and STRIFE have made it clear that they will continue to fight the development.

10. OTHER BUSINESS

None.

The meeting closed at 8.45pm.

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

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