

ST STEPHEN PARISH COUNCIL

In the District of St.Albans, County of Hertfordshire



**MINUTES OF A MEETING OF THE *PLANNING* COMMITTEE (4)
HELD AT THE PARISH CENTRE, STATION ROAD,
BRICKET WOOD, ST. ALBANS, HERTS
ON 1 SEPTEMBER 2016 AT 7.30 pm**

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

In attendance: Mrs Carol Hardy (Clerk) & one member of the public.

1. APOLOGIES FOR ABSENCE

Cllr Kerry.

2. DECLARATION OF INTERESTS

None.

3. APPROVAL OF THE MINUTES OF THE MEETING OF 28 JULY 2016

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

4. NOTIFICATION OF OTHER BUSINESS

Lye Lane 'golf course' site refusal notice.

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 Doyle Seconded: Cllr Brannen **Motion Carried**
That the planning comments on the list 1 September 2016 are approved
Votes in favour: unanimous

7. APPEALS

7.1 To consider and agree comments on the appeals listed

Members noted the appeal. It was noted that the Woodview Lodge appeal was listed as a hearing. Members agreed that a representative should speak at the hearing if allowed. There was concern regarding the site as it was known that the caravans were hired out to non family members. The Clerk was asked to reiterated the strong objections the Council had to the development of this site and state that the Council wished to be represented at the hearing.

8. TREE WORK

8.1 To consider and agree comments on the tree work listed

Members noted the refused application.

9.0. REPORTS

9.1 Enforcement Updates

242 - 244 Radlett Road Colney Street

A large outbuilding has appeared to the rear of the property that has been reported to

enforcement.

Former Fox & Hounds Station Road Bricket Wood

The balcony to the rear of the property does not have planning permission. The Enforcement Officer closed the case having visited the wrong site. The case has now been reopened and is awaiting inspection.

The Old Fox PH School Lane Bricket Wood

The public house has been closed for some weeks now due to emergency building works. Due to other enforcement issues on this property, the Enforcement Officer has been notified and asked to ensure that the public house will reopen as permission does not exist to use it solely as a dwelling house.

9.2 Current Consultations

(i) Crest Nicholson BRE site.

Members noted the consultation which closed on 19th August 2016.

(ii) Hallam Land Management - land east of Watling Street

Members agreed that due to coalescence between Park Street and St Albans they would not support any development of this site. The Clerk was asked to make comment to the agents.

9.3 Strategic Rail Freight Interchange

Cllr Pryce stated that there was nothing further to report.

9.4 Draft Detailed Local Plan

Cllr Pryce will report at the next meeting.

9.5 Strategic Local Plan

Members noted the submission of the SLP to the Secretary of State.

10. OTHER BUSINESS

Members noted the SADC refusal of the Lye Lane 'golf course' site. Members agreed that the site was unusual because of the contamination and for that reason development with full remediation was supported by the parish council. Members agreed that that the only course of action the developer could take was to address the reasons for refusal, resubmit or appeal.

The meeting closed at 8.35pm.

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

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