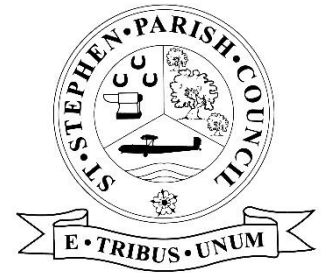


ST STEPHEN PARISH COUNCIL

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Councillors Present

David Brannen Martin Doyle David Parry Bill Pryce
Mark Skelton Daniel Spelman David Yates (Chair)
Also present: Isabel Crozier - Assistant Clerk (taking minutes), Sue Hake - Clerk
7 members of the public

Minutes of the **Planning and Environment Committee meeting** held on
THURSDAY 28 July 2022 at 7.30pm
Venue: **Virtual meeting held on Zoom.us**

- 2223/PE/008 To receive and accept apologies for absence
None received
- 2223/PE/009 Declarations of interest and dispensations
- To receive declarations of interest from councillors on items on the agenda
 - To receive written requests for dispensations for declarable interests; and
 - To grant any requests for dispensation as appropriate
- None
- 2223/PE/010 To note the minutes of the meeting held on 9 June 2022 to be signed at a future in person meeting.
Noted. A query was raised about the Neighbourhood Plan Steering Group joining the Committee. It was minuted and agreed at the meeting on the 9th June that the NP steering group members co-opted to this committee should represent the Residents Associations. This would mean that both Jon Breen and Rod Harman would not be co-opted onto the committee unless they were representing the residents associations. The Chair of PSRA was in attendance and confirmed that they would be sending Simon Deacon to represent them. Rod Harman confirmed that he was happy to represent the CGRA if the CGRA wanted him to.
Action: Assistant Clerk to ask CGRA if they wanted Rod Harman to represent them on the committee or to nominate someone else. **IC**
RESOLVED: Proposed Cllr Yates, seconded Cllr Pryce, that the minutes from 9 June be agreed and signed as a true record at a future in person meeting.
Votes in favour: 4, votes against: 0, abstentions 3 **Motion Carried**
- 2223/PE/011 Public Participation - To invite comment and questions from the public in accordance with the Public Speaking Policy
A member of the public asked if the Committee knew what was happening on land behind Springfield Farm. It was reported that a social media post indicated that it was related to the Rail Freight works but the committee had no further information.
- 2223/PE/012 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations as on the Planning List.

Planning and Environment Committee 28 July 2022

The architect representing the development on Land adjacent to 55 Bucknalls Drive was in attendance and contributed information about the differences to the application since it was last discussed.

Comments on the applications listed were agreed and will be submitted by delegated powers. It was agreed that the Committee should not comment on 12 Short Lane or the tree works application for 18 Rosemary Drive.

2223/PE/013 To receive planning reports

a. Enforcement updates

The Council received a letter from the business that has recently moved onto the land that was the processing area for the Frogmore Pits, off Moor Mill Lane, owned by Tarmac. The company is called CMS and sells/rents portacabins. They intend to apply for retrospective planning permission. The Committee had great concerns – the site is in Green Belt and there is a badger sett just the other side of the footpath from the site. They have sterilised an area of habitat which would have been used for foraging by the badgers. The Enforcement Team were notified at an early stage when fencing started to be erected but failed to act and now the company is trading without permission.

Action: Cllr Yates to write to Enforcement outlining concerns about their handling of the situation.

DY

b. Neighbourhood Plan

The St Stephen Parish Neighbourhood Plan has been 'made', this was agreed at an SADC Full Council meeting on 20 July. They also agreed to the amendment to correct the error in the Policies map.

2223/PE/014 To review the process for allocating and examination for planning matters
Cllr Pryce raised concerns that the system for going through the weekly lists of applications was too time consuming for Cllrs. It was reiterated that Cllrs should only be checking their own wards eg Chiswell Green cllrs check St Stephen Ward and only scrutinise those in Chiswell Green etc.

In the short term staff time is going to be limited.

Action: Assistant Clerk to ask that the notifications of the weekly lists go directly to the SSPC planning email address, which includes members of the Planning and Environment committee.

IC

New rules for calling in planning applications at SADC mean that two cllrs (a ward cllr and a member of the Planning Committee) have to call in an application and it will only be considered by a committee if there has been a third party objection (eg by a neighbour). This means that it is now far more difficult to get applications called in and will take longer. Parish Cllrs need to start the process early and not wait for a Planning and Environment meeting. Call ins are also only available if officers are minded to grant a permission and not if minded to reject, an issue if the Parish wish to strongly support an application or ensure that a particular reason for refusal is included. These changes are being reviewed in 6 months so the Parish need to provide feedback within that period.

The meeting closed at 9.20 pm

Chair:

Date:

St Stephen Parish Council Planning List June-July 2022

The planning applications listed here were considered by the Planning and Environment Committee on 28 July 2022 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Bricket Wood

5/2022/1516 - Land adjacent to 55 Bucknells Drive, Bricket Wood.

Construction of 12 bungalows with associated access, parking, refuse provision and landscaping

Comment: - the Parish Council are in support of the application

Planning Applications – Park Street

5/2021/0346 - Land adjacent (South) Winslo House 200 Radlett Road Frogmore AL2 2EN

Outline application (access sought) - Erection of eight dwellings (resubmission following refusal of 5/2020/1667)

Comment: Already granted permission although SSPC asks why the officers report failed to address the issue of the sustainability of the location as raised in our previous objection, yet claims that SSPC concerns have been addressed.

Planning Applications – Chiswell Green

5/2022/1517 - Land Between 84-108 Ragged Hall Lane Chiswell Green

Construction of seven detached dwellings with new access, boundary treatments and associated works

Comment: Strong Objection – Despite this being outside of the Parish it would have a detrimental effect on St Stephen Parish. Gross over development of the site, inappropriate development in an unsustainable location in the Green Belt without very special circumstances, contrary to the policies in the Neighbourhood Plan. The proposed development is not in keeping with the character of the area and would have a detrimental effect on the street scene.

TREES

TP/2022/0298 – Hsbc Training Centre Smug Oak Lane Bricket Wood

TPO 1527 A1 The removal of 11 pine trees (ref:152-162) within the rear gardens of properties 86 to 92 and the replanting of 9 (ref: T1 - T9) number new trees (8-10cm trunk diameter) of various species in keeping with the local landscape

Comment: Objection – the inspector that granted the appeal for this development relied upon these trees to provide screening on the Eastern boundary. If granted the District Officer should specify at least 11 replacement standard trees to be planted (and maintained, replaced if fail) that are equivalent size with narrower canopies.