



COLNEY HEATH PARISH COUNCIL

Alban Park Office

Windfall House, D1, The Courtyard

Alban Park, St Albans

Hertfordshire AL4 0LA

Tel: 01727 825314 Email: clerk@colneyheathparishcouncil.gov.uk

Village Office

83 High Street

Colney Heath

Hertfordshire AL4 0NS

MINUTES OF THE COLNEY HEATH PARISH COUNCIL MEETING HELD AT COLNEY HEATH VILLAGE HALL, COLNEY HEATH ON WEDNESDAY 14 MARCH 2018 AT 7.30pm

PRESENT: Cllr P Cook (Chair), Cllr D Crump (Vice Chair), Cllr C Hathaway, Cllr M Nash, Cllr M Ouzman, Cllr K Barnes.

OFFICERS: L Chaplin (Clerk)

PUBLIC: District Councillor Day, District Councillor Brazier (7.45pm) and 11 members of the public.

40/18 **APOLOGIES AND ANNOUNCEMENTS**

Apologies received from Cllr P McDonagh (work), Cllr R Solts (prior engagement) and Cllr S Devi (illness) were noted and accepted by Council. It was also noted that County Councillors Gordon and Hale had sent apologies.

41/18 **DECLARATIONS OF INTEREST**

None declared.

42/18 **QUESTIONS FROM THE PUBLIC**

A resident raised an issue in relation to a planning application at Nicholas Breakspear School. Chairman explained that this would be better raised at 5th April meeting when members will have had papers relating to the application.

43/18 **MINUTES OF PREVIOUS MEETINGS OF THE PARISH COUNCIL**

It was agreed that the minutes of 1 March 2018 be deferred along with these minutes to the meeting 5th April 2018 for acceptance and signing.

44/18 **PLANNING APPLICATIONS**

The Chairman explained the process and that the Council is not a planning authority. He then quoted from the District guidance on planning consultations.

5/2018/0099 – The planning application was presented by representatives of the land owner. Questions were welcomed from members and any members of the public in attendance were asked to speak either for or against the application. It was agreed to object to the application and the comments for the objection are listed on the attached appendix.

5/2018/0048 – The planning application was discussed, it was noted that this application had been 'called in'. The landowner or a representative was not in attendance. Questions were welcomed from members and any members of the public in attendance were asked to speak either for or against the application. It was agreed to object to the application and the comments for the objection are listed on the attached appendix.

45/18 **ANY OTHER BUSINESS**

None raised

46/18 The Council **RESOLVED** under the Public Bodies (Admission to Meetings) Act 1960 the public and representatives of the press and broadcast media must be excluded from the meeting as in consideration of the items of business their



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broadcast or publicity would be prejudicial to the public interest due to the confidential or commercial nature of the business to be transacted.

CLOSED SESSION - Commenced at 8.16pm

Meeting ended at 8.48pm

Rela K. Cochrane
05/04/18
RAC



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APPENDIX

5/2018/0099 – Oaklands OBJECT

The land is within the green belt and exceptional circumstances to grant permission have not been clearly demonstrated.

However, if the District Council are minded to approve the application then the Parish Council request that conditions should be applied to: 1) protect the trees on Oaklands Lane and the boundary to the west; 2) the traffic movement should remain 'one way' with entry from Oaklands Lane on to Hatfield Road; 3) appropriate 'flood' alleviation and mitigation measures should be within the scheme to prevent accentuation of flooding at the Hatfield Road roundabout to the south of the site

Members are extremely disappointed at the lack of action by Highways to rectify this long standing issue

5/2018/0048 – Nuckies Farm OBJECT

The application covering letter accepts the proposal is for inappropriate development in the green belt and the application does not accord with current policies

The Parish Council does not believe the application and accompanying letter has demonstrated very special circumstances to grant permission.

The application is also an additional intensification of the expired consent following *the Inspector's temporary permission APP/B1930/A/07/2035098 which was allowed to give adequate time for the family to find suitable alternative accommodation*, so as not to continue the recognised inappropriate Green Belt use. *There is no evidence presented as to why suitable alternative accommodation has not been found.*

The Parish Council is disappointed that the District Council has not carried out enforcement action consistently since the previous permission expired

Development of this site reduces openness and affects the character and appearance of the Green belt particularly as it is adjacent to **Colney Heath Common**, a 22.5 hectare Local Nature Reserve and Hertfordshire Heritage site.

The development would also affect the environmental value of the River Colne chalk stream running through the Common downstream from the site. It would cause excess pollution due to the run off from the additional hardstanding proposed and the commercial vehicles at the site. The Parish Council noted the Environment Agency's objection as the development is in a flood plain.

Additionally the application should be rejected as there is a significant infrastructure deficit for the travelling community in the village of Colney Heath. There is no bus service, doctors surgery and very limited availability of shops or school places.



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The Parish Council is disappointed to note, that due to inability of successive administrations to produce a Local Plan, the current District Council approach to meeting the need of Gypsies and Travellers is to regularise and grant permission to existing pitches which do not have planning permission – effectively legalising illegal pitches.

It was noted the Parish of Colney Heath holds a large proportion of sites of the District provision for traveller pitches with 40% of the provision within the Parish.

The Parish Council believes the new Local Plan should have a more even distribution of Gypsy and Traveller accommodation around the District including in the new Broad Locations at Harpenden and East Hemel.