

COLNEY HEATH PARISH COUNCIL

Highfield Park Visitor Centre

Hill End Lane

St Albans AL4 0RA

Tel: 01727 825314

Email: clerk@colneyheathparishcouncil.gov.uk



CHPC PLANNING DELEGATION CRITERIA

Regular lists of planning application will still be prepared and circulated to all councillors. If a councillor has significant concerns about an application which has delegated authority, they may request that it's considered by the full council. If councillor has comments of minor nature on an application which has delegated authority the Clerk welcomes their comments.

Major Application	CHPC Objectives-Balance	Action
All		Council
Any application resident's objections.		Council
Certificate of Lawfulness		
Historically CHPC has not commented. Several recent applications have raised an issue with certificate of lawfulness leading to full planning applications e.g. Smallford Works where the decision could lead to a larger development		
Details		
Small-minor - with little or no risk on the site which could lead to re-development or change of use.		Delegated
Larger site or multi-applications which could re-development or change of use.	Protect and retain employment sites	Council
Significant number of residents comments – more than half a dozen	Represent residents view overall	Council
Minor Application		
Details		
Any application with more than half a dozen resident's objections.		Council
Minor change with no increase in developed area e.g. finishes, garage conversions	Maintain character of parish.	Delegated
Minor exterior building e.g. porch	Maintain character of parish.	Delegated
Rear extension	Maintain character of parish.	Delegated
Rear extension is visible from the streets	Maintain character of parish.	Delegated
Side extension	Maintain character of parish.	Delegated
Front extension	Maintain character of parish.	Delegated
Increase in high of accommodation via rooflights	Maintain character of parish.	Delegated
Increase in high of accommodation via new floor/s	Maintain the character of the parish and street scene	Delegated

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Discharge of conditions	CHPC Objectives-Balance	Action
Issues CHPC does not normally comment		
Details		
Standard application	No comment	Delegated
Significant number of residents comments – half a dozen		Council
Listed buildings.		
Details		
Minor changes	Support the officer's recommendation. Maintain the character of the parish.	Delegated
Major changes		Council
Any application with more than half a dozen resident's objections.		Council
Tree Preservation Orders		
Details		
Normal application	Support the officer's recommendation. Maintain the character of the parish.	Delegated
Any application with more than half a dozen resident's objections.		Council
Appeals		
Details		
The council did not comment on application		No action
The reasons for refusal hence the appeal is broadly in line with CHPC objection	To prepare and submit additional documents supporting CHPC objections.	Delegated
The reasons for refusal hence the appeal differ significantly from CHPC objection		Council

Re-adopted by Full Council at their meeting held 19th May 2022.

COLNEY HEATH PARISH COUNCIL
CLERK TO THE COUNCIL
23 MAY 2022