

Wheathampstead Parish Council Planning Committee 19 July 2011 19.00h

Present	Councillors	G Clark Brewster, N D Clements D Davies M Fletcher T Reason J Shardlow P Woodhams	Chairman
		J Warren	Clerk
		Press	0
		Public	0

2048-11 Apologies

Apologies were received and accepted from Councillors Begg, Burgess, and Johnston (personal reasons), and from Cllr Davies for his late arrival.

2049-11 Specific Declarations of Interest

Councillors Clark and Brewster declared a personal interest in Minute 2051-11, as they are on Plans North of the District Council Planning Authority. The way they vote at Parish Council will not necessarily be the way they vote at District Council.

2050-11 Minutes

The Minutes of the Planning Committee of 21 June 2011 were received and adopted.

Resolved: **To confirm the Minutes of the meetings held on 21 June 2011 to be a true and fair account and for these to be signed by the Chairman.**

2051-11 Planning Applications

The following plan was considered.

5/11/1392	land at Codicote Road	outline application (access and layout) for erection of 10 dwellings
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Councillor Clements proposed, seconded by Councillor Woodhams and it was agreed, that the recommendation be for REFUSAL. A separate letter to be sent to the District Council to clarify aspects of the application. The detail was delegated to the Chairman in conjunction with the Clerk.

Recommendation: Parish Council recommendation to SADC – Recommend Refusal

Parish Council members are unhappy that this development will encroach upon the Green Belt and contribute to the expansion of the built envelope of the village. We have a number of reasons for our objections:

- 1. The site is in the Metropolitan Green Belt and has not been proposed to be included in the Core Strategy for the District as land to be developed.**
- 2. The land is also in the Landscape Conservation Area**
- 3. It is included in the Herts County Council list of land of high landscape value.**
- 4. Until the site was cleared it was a verdant area which enhanced the approach to the village. Such clearance of large amounts of vegetation has caused the unsightliness which the application claims will be improved by development.**
- 5. Should the built edge of the village be extended there could be a danger of further erosion of the green areas along the by-pass. The building could set a precedent.**
- 6. We are very concerned about the safety of vehicles entering and leaving the site. The proposed entrance is situated on a bend of the road which would allow poor sight lines. The traffic moves very swiftly along this part of the road, despite any speed restrictions in place. It is also close to the junction of the Codicote Road with the Cory Wright Way.**
- 7. The applicant's advisers argue that there is a shortage of housing in the area to justify their application. We question whether 10 rather generous houses is what the area is short of.**
- 8. The Parish Council members are concerned that the application is in outline when there is a presumption against outline applications. We believe that the detail of outline applications could be too limited to enable planning control to remain with the Council. It is felt that an outline application is not appropriate for such an important area of the village.**

It would be inappropriate to argue that there is a shortfall of deliverable housing sites when the discussions for the Core Strategy and other discussions are still incomplete. Although the applicant's agent argues that there is an accepted need for housing in the Green Belt, this site was not one of those accepted for such relaxing.

Should the application be granted we would request that the developer be required to contribute a goodly sum towards a roundabout at the Codicote Road Junction including the exit from the site. This roundabout would need to be in place before any development commenced so that the access for construction vehicles was made a great deal safer.

The Chairman declared the meeting closed at 19.40 h

Dated this day of 2011

Chairman