

**Wheathampstead Parish Council
Planning Committee
24 June 2015 7.30pm**

Present	Cllr	G Clark	Chairman
		D Davies	
		A Dante	
		J Shardlow	
		P Wilby	
		Louise Harrison	Deputy Clerk
		Press	0
		Public	0

4174-15 Apologies for absence and substitutions

Apologies from Cllr Halford

4175-15 Specific Declarations of Interest

Cllr Clark declared an interest on all the plans because of her membership of Plans North, St Albans District Council, and would look at the matter afresh should any plans be discussed at Plans North. Cllr Dante declared an interest in application 5/2015/1551 (customer) and abstained from voting. Cllr Shardlow declared an interest in application 5/2015/1377 (neighbour) and abstained from voting.

4176-15 Minutes

The Chairman proposed and it was agreed that the minutes of the Planning Committee of 18 May 2015 be approved.

Resolved: To confirm the Minutes of the meeting held on 18 May 2015 to be a true and fair account and for these to be signed by the Chairman.

4177-15 Planning Applications

The following plans were considered and a recommendation to SADC - NO OBJECTION.

5/2015/0511 143 Lower Luton Rd, Single storey side and rear
Wheathampstead extension
AL4 8HQ

Proposed by Cllr Shardlow no objections as long as the application is consistent with Green Belt policy, seconded by Cllr Dante and all agreed.

5/2015/1231 14 Hilltop View Single storey front extension
Wheathampstead
AL4 8AJ

Proposed by the Chariman no objections, all agreed.

5/2015/1618 Pool House Kimpton Single storey side and rear
Bottom, Harpenden extension
AL5 5EA

Proposed by the Chairman no objection provided the application does not exceed Green Belt policy, all agreed.

5/2015/1428 28 Marford Road Front porch and single storey
Wheathampstead rear
AL4 8AS extension

Proposed by Cllr Shardlow no objection, seconded by Cllr Wilby

and all agreed.

The following plans were considered and recommended to SADC – REFUSAL.

5/2015/1287	246 Lower Luton Rd Wheathampstead AL4 8HN	Demolition of existing bungalow and construction of replacement three bedroom dwelling with associated access
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Proposed by Cllr Wilby recommends refusal on the grounds that Wheathampstead Parish Council has concerns regarding the proposed application exceeding 40%, seconded by Cllr Shardlow and all agreed with one abstention.

5/2015/1377	23 Dale Avenue Gustard Wood Wheathampstead AL4 8LR	Part single, part two storey rear and two storey side extension, front canopy and replacement first floor rear windows
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Wheathampstead
AL4 8DT

houses), two side facing
rooflights, alterations to
openings including glazing of
existing gable, landscaping to
include new railings and paving,
internal alterations including
addition of mezzanine floor to
create one flat and shop
(resubmission following
withdrawal of 5/2014/2468).

It was proposed by Cllr Shardlow that Wheathampstead Parish Council repeat the comments made in relation the previous application 5/2015/2468 (Wheathampstead Parish Council supports in principal the renovation of this end of The Mill however does have concerns about the viability of changing the status to residential), seconded by Cllr Wilby and all agreed.

5/2015/1551	Wheathampstead Pay And Play Golf Course Ltd Harpenden Road Wheathampstead AL4 8EZ	Remodelling of existing 9 hole golf course, enlargement of water features, remodelling of practice range, creation of chip and putting green areas and associated landscape works
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It was proposed by the Chairman that this application was refused on the following grounds:

Wheathampstead Parish Council welcomes the any development which will increase enterprise and economic activity in the area and the provision of enhanced sporting and leisure facilities for its residents. It is these aspects which were "generally well received" in the meeting in June 2014.

We are concerned however that the development would come at too higher cost to the local community.

1. We are aware that the owner will derive considerable short-term economic benefit from the accepting of 175,000 cubic meters of inert waste onto the land. We are concerned that this may be the driving force behind the proposed development rather than the long term viability of a golf course and asset to the village.

2. We welcome the provision of free use of the course for children and young people and we note that this has not be offered with the existing facilities. Whilst we do not doubt the owner's commitment to community involvement this appears to be something only recently acquired.

3. We note the proposed marketing initiatives and wonder why these have not been attempted with the course as it is. Whilst we realise that an enhanced course would be more easily marketed, the design and access statement accepts that the existing course has some attractive and marketable features.

4. We accept that it is self-evident that the golf course as proposed would be more attractive to new players than the "flat and un-interesting" one it currently is. Beyond the simple assertion that this is "something that the market prefers" there appears to be no further market analysis of where the new players would come from and how this would increase the revenue and viability of the course.

5. Whilst we appreciate that the commercial risk is a matter for the owner, the Council is concerned that after a highly disruptive development, the golf course may still not be a viable venture and worse that the land may be rendered unusable.

6. We note that consideration has been given in the report to dust, mud and noise generated by the landscaping. Whilst consideration has been given to mitigating these factors they would not be eliminated altogether. We are concerned about the effects that this will have, particularly on the residents of

Amwell , not least since the development will last 12 to 18 months.

7. We have considered the Construction Traffic Management Plan and note with very deep concern the extra lorry traffic that the development will entail. The route from junction 9 of the M1 if accepted in the report would require the lorries to travel through Southdown, through the residential Piggottshill Lane and then the partially residential Wheathampstead Road. With 175,000 cubic metres of waste and lorries each carrying 16 tonnes or 10 cubic metres (presuming that each carries its optimum load) this has been calculated as a total of 175,000 separate lorry loads each be carried out within an 18 month period. This works out as up to 60 loads per day between the hours of 7:30am and 18:00 Monday to Friday. This means one laden lorry arriving every 10 minutes which then returns unladen by the same route. Each point along the route a lorry would pass on average every 5 minutes. We are surprised by the assertion in the report that this level of increased traffic would not cause a significant increase in danger to road users, noise and disruption to the residents along the route, traffic congestion, or damage to the roads themselves. The report does not go into any detail how these conclusions are arrived at. We note that consideration might be given to the restriction of the times during which the lorries are operated (although the report does not think it necessary) but this would only increase the frequency of the lorries, to one every three minutes if for example the times were restricted between 9:30am and 3:30pm. It is not clear from the report if there would be any attempt to regulate the flow of lorries and whether there would be clusters at certain times of the day which in itself would cause extra disruption.

8. We note from the Environment Impact Statement that careful consideration has been given to the impact of the development if the land continues in use as a golf course.

We are concerned what may happen to the land if it turns out that despite the development, the golf course cannot be run as a going concern. No consideration appears to have been given to what alternative use the land could be put to after it has been landscaped with inert waste. If the only alternative would be to have the waste removed and disposed of elsewhere, the cost may be prohibitive rendering the land for all intents and purposes unusable.

Agreed by all for submission to full Council for recommendation.

The Chairman declared the meeting closed at 21.25hrs

Dated this day of 2015

Chairman