



LONDON COLNEY PARISH COUNCIL

To: Cllr MacMillan (Chair) Gardner, Cllr Gordon, Cllr Lillico, Cllr Mahony, Cllr Mortuza, Cllr Pakenham, Cllr Pearl, and Cllr Winstone

4 August 2022

You are hereby summoned to attend a **PLANNING COMMITTEE** meeting to be held on **TUESDAY 9 AUGUST 2022, 6.00pm, CALEDON COMMUNITY CENTRE, CALEDON ROAD, LONDON COLNEY AL2 1PU.**

Emma Payne
Clerk to the Council

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1. **APOLOGIES**
To receive apologies for absence
 2. **DECLARATION OF INTEREST**
To receive members declarations of interest in items on the agenda.
 3. **PUBLIC PARTICIPATION**
 4. **PLANNING APPLICATIONS**
 - 4.1 5/2022/1251 - Single storey front, two storey side and part single, part two storey rear extensions following demolition of garage and car port at 15 St Annes Road London Colney Hertfordshire AL2 1LQ
Deadline for comments: 06/08/2022
<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2022%2F1251>
 - 4.2 5/2022/1730 - Single storey front and rear extension (resubmission following approval of 5/2021/3085 dated 28/01/2022) at 9 Manor Road London Colney St Albans Hertfordshire AL2 1PN
Deadline for comments: 12/08/2022
<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2022%2F1730>
 5. **SADC PLANNING COMMITTEES AND CALL IN PROCEDURES**
To receive information relating to the changes of the District Council's planning committee and call-in procedure.
 6. **HERTFORDSHIRE MINERALS AND WASTE LOCAL PLAN DRAFT PLAN CONSULTATION – 22 JULY 2022 TO 30 SEPTEMBER 2022**
To consider a response to this consultation.
 7. **SADC CONSULTATIONS**
 - PLANNING APPLICATION VALIDATION CHECKLISTS
 - TRACKING A PLANNING APPLICATIONTo consider a response to these consultations

8. SOUTHWEST HERTS JOINT STRATEGIC PLAN 'REALISING OUR POTENTIAL' CONSULTATION

Invitation to attend a briefing on this strategic plan on Tuesday 6 September 2022.

9. DATE OF NEXT MEETING

To be confirmed

**Form for Calling in Planning Application
for determination by the Planning Committee**



| | |
|---|---------|
| Planning Committee Councillor (or named substitute) | |
| Date of Call-in | |
| Date of Weekly List | |
| Application Reference | 5/2022/ |

| | |
|--|---|
| I remain of an open mind and have not pre-determined the application* | Yes / No |
| Do you consent to your information being used for the purposes set out in the Privacy Notice? * | Yes / No |
| Reason for call-in (To include material planning considerations and relevant policies below) | |
| St Albans District Local Plan Review 1994 | National Planning Policy Framework |
| | Neighbourhood Plan |
| | Name: |
| Policies: | Paragraphs: |
| | Policies: |

Call- in Supported by two of the following (please attach their confirmation email)

| | Planning Committee Councillor / Named Substitute | District Ward Councillor | Town / Parish Council |
|---|--|--------------------------|-----------------------|
| Name (s) | | | |
| Date of Email Agreement (attached) | | | |

**NOTE - If your reason for seeking a call-in is because you have concerns about aspects of the proposed development, you should consider carefully whether you have predetermined the application or whether you maintain an open mind as to whether planning permission should be granted. If you consider that you have predetermined the application, you cannot sit on the determining committee and can have no further dealings with it. You should state on the call-in form after you have outlined your concerns on the application whether or not you have predetermined the application.*

This privacy notice explains how St Albans City & District Council (the Data Controller) will use any personal information we collect about you when you use our services. We will use your information for the purposes we have set out; keep it securely; destroy it when we no longer need it; tell you the rights applicable to this personal information and how to exercise them; tell you who to complain to. All this information is set out in full on the privacy notice which can be found here - <https://www.stalbans.gov.uk/sites/default/files/attachments/Privacy%20Notice%20-%20%20Consultations%20-%20SmartSurvey%20February%202022.pdf>

Revised Process (from 1st August 2022) – Planning Committee Call-In Flow Chart – Parish Council Version (July 2022)

KEY

SADC Councillor Actions

SADC Officer Actions

Others

Parish Council

Weekly List of New Applications sent to Parish Councils (call-in deadline on top of first page)

Call-in started or initiated by Town / Parish Council (or SADC Planning Committee Councillor or SADC named Planning Committee substitute or District Ward Councillor)

Is it an application for:

Major (i.e. 10+ new homes) or Minor (i.e. 1-9 new homes) or Householder Development or Demolition of a Listed Building or Demolition of an unlisted building in a Conservation Area?

If **YES**, can you get support for the Town / Parish Council call-in from an SADC Planning Committee Councillor or named substitute or a relevant Ward Councillor (the call-in has to be submitted by a SADC Planning Committee Cllr or named substitute and supported by another SADC Cllr)

If **YES**, give, or fill in call-in form with, the planning reasons and relevant planning policies (NPPF, LP or NP) for the call-in to the SADC Planning Committee Cllr (or the named substitute). They will send an email / complete the Call-in form, attaching 2 supporting emails (one from Town/Parish Council and one from another SADC cllr), within the call-in period (at the top of the weekly list) which is usually 28 days

Consultation period (usually 25 days) for Neighbour / Consultee responses (responses are on SADC website in online planning application documents for reviewing)

Cllr Call-in acknowledged and uploaded to website
 Planning Officer finishes processing application including any negotiations and writes report with recommendation
 Officer recommendation is **Approval**

Officer recommendation is **Refusal**

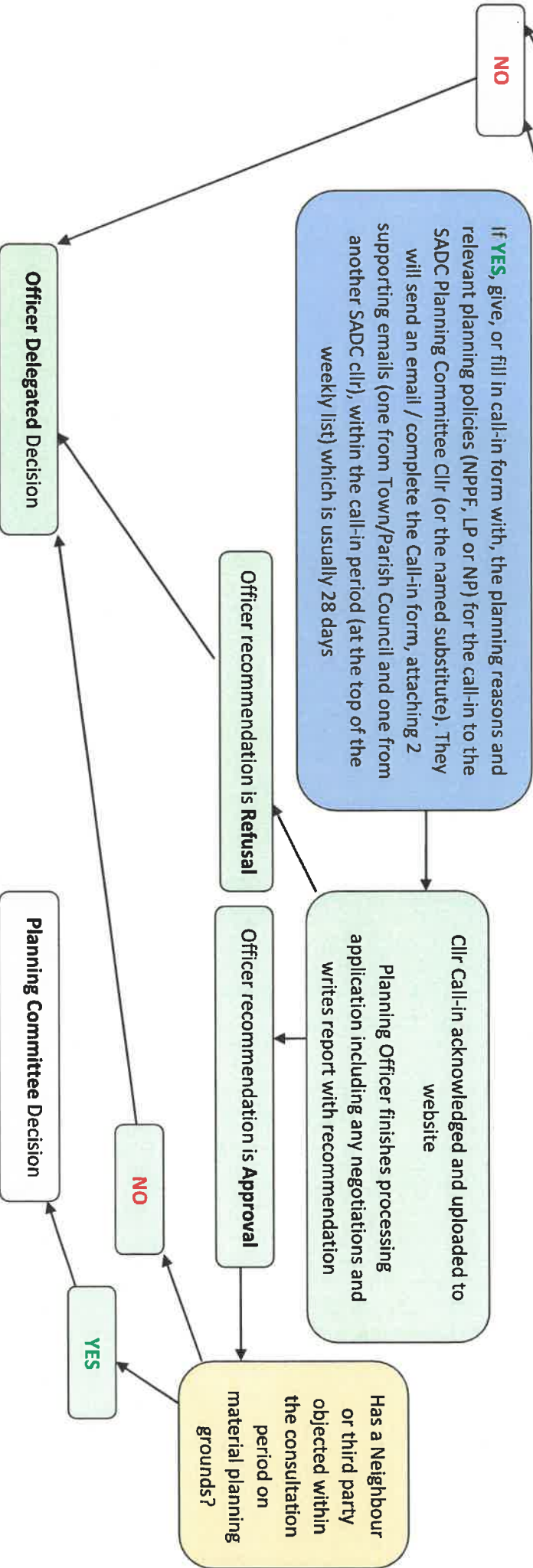
Has a Neighbour or third party objected within the consultation period on material planning grounds?

NO

YES

Officer Delegated Decision

Planning Committee Decision



FAQ's for Parish Councils Calling in Planning Applications to the Planning Committee

Who can initiate a call-in?

A call-in can be started or initiated by the relevant Town/Parish Council, a SADC Planning Committee councillor, a named SADC Planning Committee substitute or the relevant SADC ward councillor.

Who does the call-in need to be supported by?

In addition to the originator, the call-in needs to be agreed by two of the following:

- o The relevant Town/Parish Council;
- o A relevant SADC ward councillor;
- o Another SADC Planning Committee councillor/named substitute (at least one always needed)

Who can make a call-in?

The written 'call-in' request (by email, letter or form) is made by the SADC Planning Committee councillor or a named Planning Committee substitute. However, the call-in can be, and is suggested should be, prepared by the initiator.

Which grounds can the call-in be made on?

The call-in needs to be made on planning grounds and quoting the relevant planning policies

Where can I find out what are material planning grounds?

These can be found at <https://www.stalbans.gov.uk/how-comment-planning-application>

Which Planning Policies could I use? Those in the NPPF, Local or relevant Neighbourhood Plans, such as:

| Major Planning Applications (for example 10+ new homes) | Minor Planning Applications (inc. replacement of a home and creation of between 1 and 9 new homes) | Householder Planning Applications (for example house extensions, sheds, garages, works to the house or within garden) | Demolition of a Listed Building | Demolition of a building in the conservation area |
|---|--|--|---|---|
| National Planning Policy Framework (NPPF) 104 – 113 Sustainable Transport 137 – 151 Protecting Green Belt Land 174 – 188 Natural Environment | | National Planning Policy Framework (NPPF) 126 – 136 Well Designed places | National Planning Policy Framework (NPPF) 189 – 208 Historic Environment | |
| St Albans Local Plan Review 1994 (LP) 34 – Highway Considerations 69 – General Design and Layout 70 – Design and Layout of New Housing | | St Albans Local Plan Review 1994 (LP) 13 – Extensions in the Green Belt 72 – Extensions in residential areas | St Albans Local Plan Review 1994 (LP) 86 – Listed Buildings | St Albans Local Plan Review 1994 (LP) 85 – Development in Conservation Areas |
| Harpenden Neighbourhood Plan ESD1 – Design Strategy | | Harpenden Neighbourhood Plan ESD1 – Local Character and Heritage | | |
| St Stephen Neighbourhood Plan S5 – Design | | | St Stephen Neighbourhood Plan S4 – Heritage Assets | |
| Sandridge Neighbourhood Plan D4 – Building Guidelines | Sandridge Neighbourhood Plan D4 – Building Guidelines | Sandridge Neighbourhood Plan D6 – Housing Design | Sandridge Neighbourhood Plan E5 – Heritage Assets | |

Will all called-in applications go to committee?

Please see flow-chart.

Called-in applications will go to the single planning committee where there are neighbour or third party objections and the application is being recommended for approval by officers.