

ST ALBANS CITY AND DISTRICT COUNCIL

DECISION REGISTER

Portfolio(s) decision relates to:	Planning and Conservation	Name of Portfolio Holder:	Cllr Chris Whiteside
Name of decision maker:	Cllr Whiteside in consultation with Peter Lerner, Head of Paid Service, and The Right Worshipful the Mayor, Cllr Peters	Signature of decision maker:	
Name of relevant Overview and Scrutiny Committee:	Overview and Scrutiny Committee (Enterprise and Civic Environment)	Date of decision:	12 November 2001

Type of decision (<i>please tick</i>)	Key		Significant		Virement		Other	√ - urgent decision
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Scheme of delegation reference under which decision is taken:	1.2.5
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Has this decision drawn upon confidential information?	No
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DECISION:

To approve the making of a Direction under Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 in respect of operations and development at land at Kimpton Bottom, Harpenden.

In arriving at my decision I have properly and thoroughly taken into account the legal, financial and workforce implications for the Council. My decision is within the Council's policy and budget framework and complies with the regulations and procedures set out in the Constitution. I have explicitly considered the Council's corporate objectives in arriving at my decision. In coming to my decision I have consulted with all relevant parties as appropriate and in accordance with the scheme of delegation.

REASON/S FOR THE DECISION

The basis for this decision is that the Council has recently received information that 13 plots comprising between 0.22 and 0.56 acres of agricultural land within the Metropolitan Green Belt at Kimpton Bottom are being marketed as investment land. There is concern that prospective purchasers would wish the plots to be divided by some form of enclosure, which would have an adverse impact on the rural openness, character and appearance of the Green Belt. There have already been two instances where land had been similarly marketed in the District and Article 4 Directions have been served. It was recommended that an Article 4 Direction be served in respect of the land at Kimpton Bottom removing permitted development rights for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

The decision was taken by the Head of Paid Service in consultation with the Portfolio Holder and the Mayor as a matter of urgency as there was felt to be an immediate threat to the openness of the agricultural land within the Metropolitan Green Belt.

OTHER OPTIONS CONSIDERED:	N/A	REASONS FOR REJECTING THESE OPTIONS
1.		
2.		
3.		

CONSULTEES

In making this decision, I have consulted the following people:

Name and Signature	Position	Date of consultation	Outcome of consultation (may cross reference to supplementary/background sheets)
Cllr Stammers	District Ward Councillor, Parish Councillor and Chair of Planning (Development Control) North	9 November 2001	Agreed to the making of the Direction
Cllr Oxley	District Ward Councillor	9 November 2001	Agreed to the making of the Direction
Cllr Clark	District Ward Councillor	9 November 2001	No reply received

LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985

Bibliography	Custodian	File location
Article 4 Direction confirmed by Secretary of State 21 August 2001	N Smith, Senior Planning Enforcement Officer 01727 866100 ext 2346	St Albans District Council St Peter's Street St Albans, Herts AL1 1JE
Article 4 Direction issued 17 July 2001 awaiting confirmation by Secretary of State	As above	As above