

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, John Peters	Signature of decision maker:	Chris Whiteside
Name of relevant Overview and Scrutiny Committee:	Overview and Scrutiny Committee (Enterprise and Civic Environment)	Date of decision:	3 May 2002

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 rear of 26-64 Manor Road Wheathampstead.

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 received information that plots of agricultural land within the Metropolitan Green Belt at the Rear of numbers 26-64 Manor Road, Wheathampstead are being offered for sale. There is concern that prospective purchasers may 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 been previous instances in this area and several other sites in the district where land had been similarly marketed and Article 4 Directions have been served. It was recommended that an Article 4 Direction be served in respect of the land at rear of Manor Road Wheathampstead 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	Position	Date of consultation	Outcome of consultation (may cross reference to supplementary/background sheets)
Cllr Stammers	District Ward Councillor, and Parish Councillor	Copy of report sent 24 April	Agreed to the making of the direction, 1 May 02
Cllr Oxley	District Ward Councillor	Copy of report sent 24 April	Agreed to the making of the Direction, 30 April
Cllr Clark	District Ward Councillor, And Parish councillor	Copy of report sent 24 April	Agreed to the making of previous similar Directions – no response on this occasion treated as assent.

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 Directions issued July and November 2001 and subsequently confirmed by Secretary of State	As above	As above
Particulars issued by J. Curtis dated 25 March 2002	As above	As above
Letter from Wheathampstead Land Co. Ltd., dated 18 April 2002	As above	As above