

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	Signature of decision maker:	Chris Whiteside
Name of relevant Overview and Scrutiny Committee:	Overview and Scrutiny Committee (Enterprise and Civic Environment)	Date of decision:	15 August 2002

Type of decision (<i>please tick</i>)	Key		Significant	√	Virement		Other	
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Scheme of delegation reference under which decision is taken:	1.2.2
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Has this decision drawn upon confidential information?	No
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DECISION:

To approve a Planning Statement providing Supplementary Planning Guidance for the Helmets Integrated Systems Site, Wheathampstead, as recommended by the Local plans Team.

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 Helmets site is likely to be developed in the near future. Because of the sensitive nature of this Conservation area site, much of which is in a flood plain, there is a need for supplementary planning guidance. The brief as prepared by the Local Plans team, with their amendments, represents the best available compromise between the following important and conflicting needs for the site:

- (i) protection against flood risk (ii) provision of employment (iii) to encourage affordable housing
- (iv) to preserve and enhance the Conservation area (v) safe & sustainable traffic/access arrangements

OTHER OPTIONS CONSIDERED:	REASONS FOR REJECTING THESE OPTIONS
1. High-density pure housing devt. (thereby maximising chance of securing some affordable housing)	Public consultation showed very strong local support for employment element. High density may mean flood risk
2. To give Housing or Mixed use options as in the original draft which was the subject of consultation	Would not have guaranteed either employment or affordable housing: would ignore public consultation
3. Employment only scheme, or mixed scheme with higher proportion of employment	No chance of affordable housing element

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)
Public consultation (see list below)	n.a.	June 2002	Support employment option. See report below.
Cllr Clark	District Ward Councillor, and Parish councillor	Copy of recommendations sent 3 July & of draft final statement sent 13 Aug	Wanted strong flood protection. Generally supportive.
Cllr Oxley	District Ward Councillor, (and Resources portfolio holder)	Copy of recommendations sent 3 July & of draft final statement sent 13 Aug	Wanted employment on site. Generally supportive
Cllr Stammers	District Ward Councillor, and Parish Councillor, (and Mayor)	Copy of recommendations sent 3 July & of draft final statement sent 13 Aug	No objections received
Cllr Mills	Housing portfolio holder	Copy of recommendations sent 3 July & of draft final statement sent 13 Aug	Concern on affordable housing issue
Cllrs Daly, Donald, Gordon, MacMillan, Newman, & Peyton	Remaining members of SADC Cabinet	Copy of recommendations sent 3 July & of draft final statement sent 13 Aug	No objections received
Cllr Burton	Chair of relevant O&S	Copy of draft final statement sent 13 Aug	No objections received

LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985

Bibliography	Custodian	File location
Helmets Site Planning Statement (Final Draft)	Andrew Balls, Planning Officer, Local Plans Team Tel: 01727 866100 Ext. 2737 Email: a.balls@stalbans.gov.uk	St Albans District Council St Peter's Street St Albans, Herts AL1 1JE
Helmets site Planning Statement (public consultation draft)	As above	As above
List of consultees for public consultation	As above	As above
Recommendations following public consultation (Rpt dated 2 nd July)	As above	As above