

ST ALBANS CITY AND DISTRICT COUNCIL

DECISION REGISTER

Portfolio(s) decision relates to:	Planning and Conservation	Name of Portfolio Holder:	Jennifer Stroud
Name of decision maker:	Cllr Stroud in Consultation with authorised Officer Michael Lovelady and The Right Worshipful The Mayor, Gordon Myland	Signature of decision maker:	Jennifer Stroud
Name of relevant Overview and Scrutiny Committee:	Overview and Scrutiny Committee) Enterprise and Civic Environment	Date of decision:	7 July 2004

Type of decision <i>(please tick)</i>	Key		Significant		Virement		Other	Urgent √
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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? <i>(If yes – please set out what confidential information has been taken into account on a separate sheet)</i>	No
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DECISION *(Note this should be written in the style of a committee minute and should not include confidential information):*

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 on land at Lower Luton 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 Lower Luton 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 9 previous instances in this district where land had been similarly marketed and Article 4 Directions have been served. All 9 directions were confirmed by the First Secretary of State. It was recommended that an Article 4 Direction be served in respect of the land at Lower Luton Road, Wheathampstead, removing permitted development rights for the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

As Portfolio Holder, under Rule 17 of the Overview & Scrutiny procedure rules I consider that the decision was urgent. Delay would prejudice the public interest, as there was felt to be an immediate threat to the openness of agricultural land within the Metropolitan Green Belt. Agreement by authorised Officer Michael Lovelady and the Mayor was sought and obtained, that the decision was reasonable and could be treated as urgent so that call in does not apply.

OTHER OPTIONS CONSIDERED:	REASONS FOR REJECTING THESE OPTIONS
1. No action	Risk to openness of Green Belt Countryside
2. Article 4 Direction without urgency procedure	Risk of enclosures being erected before it took effect
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	Chairman Planning Committee	Report by email 6 July 2004	No objections received
Cllr Chambers	Vice Chair Planning Committee	Report by email on 6 July 2004	No objections received
Cllr Oxley	District Ward Councillor	Report by email on 6 July 2004	No objections received
Cllr Edelston	District Ward Councillor	Report by email on 6 July 2004	No objections received

LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT) 1985

Bibliography	Custodian	File location

<p>Article 4 Direction Land rear of 2-8 Ragged Hall Lane Chiswell Green, St Albans confirmed by Secretary of State for the Environment 21 August 2000</p>	<p>Mr N Smith 01727 866100 Ext 2346</p>	<p>Council Offices Civic Centre St Peters Street St Albans, Herts AL1 3JE</p>
<p>Article 4 Direction Land between Ragged Hall Lane and M10 Motorway, St Albans confirmed by Secretary of State for the Environment 1 November 2001</p>	<p>“</p>	<p>“</p>
<p>Article 4 Direction Land at Kimpton Bottom, Harpenden Confirmed by the Secretary of State for Transport, Local Government & The Regions 13 February 2002</p>	<p>“</p>	<p>“</p>
<p>Article 4 Direction Land at Kimpton Bottom, Harpenden Confirmed by the Transport, Local Government & The Regions 17 May 2002</p>	<p>“</p>	<p>“</p>
<p>Article 4 Direction Land rear of 26-64 Manor Road, Wheathampstead Confirmed by the Transport, Local Government & The Regions 6 August 2002</p>	<p>“</p>	<p>“</p>
<p>Article 4 Direction Bylands Meadow, Dunstable Road, Redbourn Confirmed by the Secretary of State for Transport, Local Government & The Regions 12 September 2002</p>	<p>“</p>	<p>“</p>