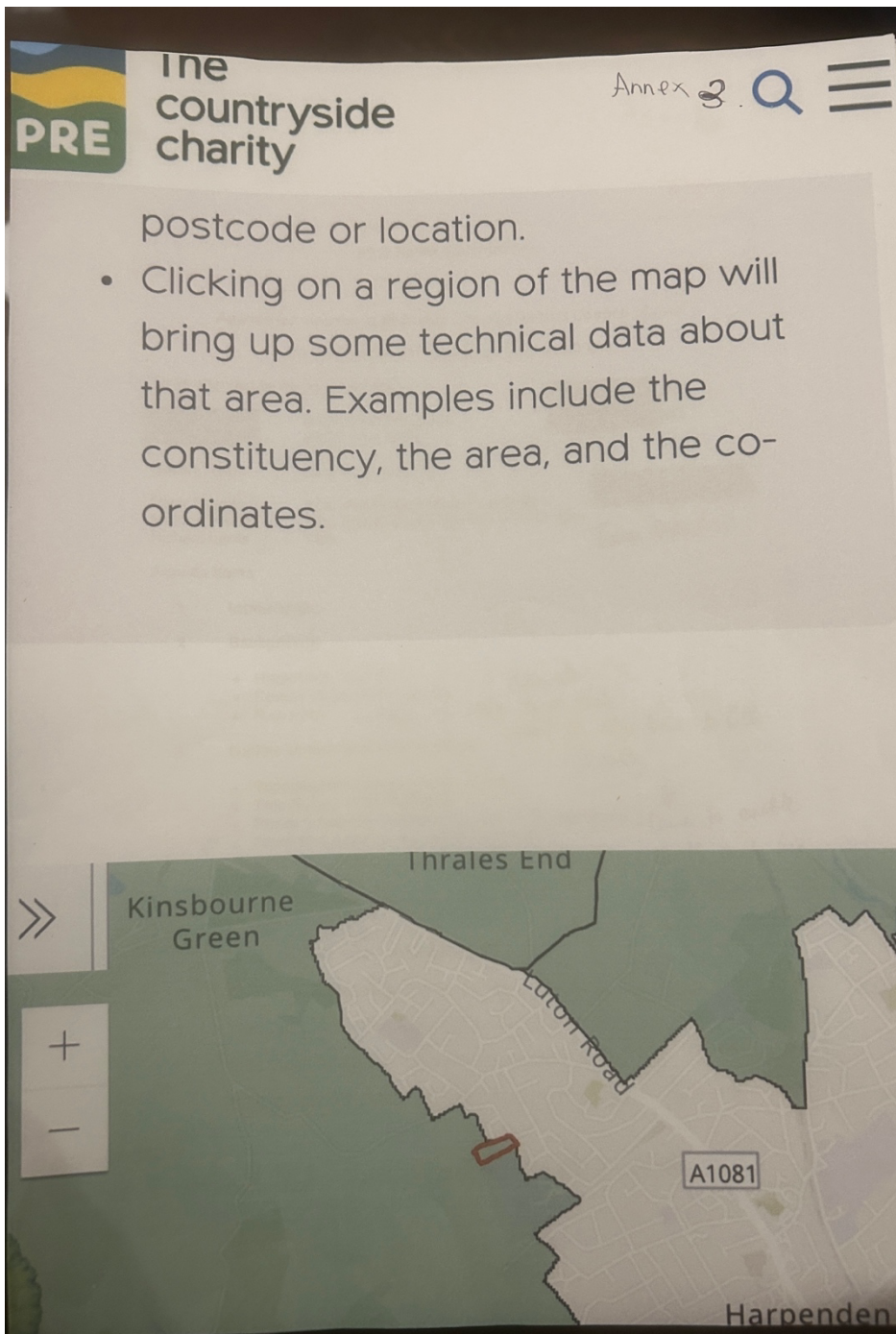


Annex 3



Annex 4

NEW FARM, HARPENDEN

Agenda for meeting at St Albans City and District Council offices
On Wednesday 21st November 2012 at 3.00pm

To be attended by (to be confirmed):

	SADC (planning - DC) SADC (tree officer) Harpenden Colts FC HCC (Asset Management - estates) HCC (Development Services - planning) V&G	
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SADC
SADC.
James Dale (V&G)

Agenda Items

- 1 Introduction
- 2 Background
 - Harpenden Colts FC
 - Review of education capacity
 - New Farm - F&S - in view rural estate - proposed for 25-yr lease to Colts - feasibility
- 3 Outline of technical investigations
 - Topographical survey - Terrain surveys
 - Tree-Survey - Pell Frischmann
 - Phase 1 Geo Environmental Survey - Pell Frischmann
 - Flood Risk Assessment - Pell Frischmann
 - Extended Phase 1 Habitat Survey - Pell Frischmann
 - Infrastructure Services - Pell Frischmann
 - Desk based archaeological survey - Albion
 - Transportation - SIAS.
 - Site access drawing - SIAS
 - Agronomist report - [redacted]

13-ha site.
↓
- lease to enable
FFR to be used by
local schools
- car pk - P&S app
- 4 Outline of proposals for playing fields at New Farm, Harpenden
- 5 Planning prospectus (submitted 21.9.12) and advice sought:
 - I) Proposed application documents (see Planning Prospectus) 6.19
 - II) Number of application documents required - 7 hard copies & CD

ADC concerns
 Impact on openness of GB - impact of pavilion/car pk. in particular

Annex 5

LAND AT NEW FARM, HARPENDEN, HERTS – SCHOOL EXPANSION AND PLAYING FIELDS

5.0 PLANNING HISTORY

- 5.1 We visited St Albans DC officers to check the planning records for the New Farm Rural estate site in 2005. These indicated that there had been no planning applications for the site at least in the last 10 years. However the investigations indicated that in 1979 planning permission was refused for the residential development of the field adjacent to Falconers Field, to the north of the Roundwood Park School playing fields, which form part of the study area. Permission was refused on Green Belt grounds. The investigations also identified that there had been two planning applications for the residential development of land at Roundwood Road, immediately to the north of the site, which had been refused on Green Belt grounds.
- 5.2 We have reviewed St Albans DC's online planning records which indicate that there have been a number of recent applications for Roundwood Park School:
- 5/2004/0422: Regulation 3 application for floodlit artificial turf pitch – objection on 6.5.04
 - 5/2005/2123: Application for canopy to dining room – conditional permission given 24.11.05
 - 5/2006/1688: Regulation 3 application for retention of four double mobile classroom units – no objection on 12.9.06
 - 5/2007/1279: Regulation 3 application for new music and teaching block and reception area – objection on 21.6.07
- 5.3 For further details of proposals for Roundwood Park School see the next section.
- 5.4 There has also been the following application for Roundwood JMI School:

Annex 6

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Back to the age of steam for model railway club's annual open day

YOUNG children watched open-mouthed as model trains whizzed past them at a railway club open day.

Brambleton Model Railway Club holds an annual open day at its grounds adjacent to Highfield Oval in Ambrose Lane, Harpenden, which attracts young and old aficionados of the hobby.

Many of them are children and our photographer Danny Loo was on hand to capture the faces of the children who spent an afternoon at the open day where an O-gauge layout on an eighth of a mile loop of double track and a 200-year-old 16mm garden line were in operation.

Harvey Foster, of Brambleton Model Railway Club, said: "The attraction of live steam has meant that our open days have become very popular in recent years for model railway enthusiasts of all ages."

(Right) Children gather to watch trains passing at the Brambleton Model Railway Club annual open day

Colts boss 'kept in the dark'

Debbie White
debbie.white@hertsad.co.uk

THE chairman of a Harpenden football club has admitted to being kept in the dark about why its scheme to build extensive sporting facilities on Green Belt land was pulled at the 11th hour.

Robert Trevor, chairman of Harpenden Colts Football Club, has written to parents of the club's 750 members after the application to build 11 pitches, a pavilion and car park for 100 vehicles was suddenly dropped by Vincent and Goring, which had submitted the scheme on the club's behalf.

St Albans district council (SADC) planning officers had recommended refusal of the scheme proposed for agricultural land on Farm, Roundwood Lane, to the planning committee which was to consider the application on April 16.

The grounds for its suggested refusal included the impact upon the openness of the Green Belt, and a failure to check the unrestricted sprawl of large built-up areas.

Officers warned the proposed pavilion would not reflect a traditional building - the

said the application had "unfortunately" been withdrawn at a very late stage while he and other members of the Colts' committee were away.

He added: "As a consequence it was extremely difficult to ascertain why this decision had been taken."

But he said that after discussions with Vincent and Goring, it had transpired that Herts county council, which owns the site and is backing the scheme, and SADC officers had held discussions about the impact of the development on local traffic and roads.

Robert told the *Herts Advertiser* that he was disappointed the scheme had been withdrawn but "these things happen".

A spokesman for the county council said it was still gathering information to support the application but it had not yet decided whether, or when, the scheme would be resubmitted.

Nick Mount, chair of New Farm Protection Group (NFPG), said the planning officer's recommendation had echoed residents' concerns about the impact of the proposed development on traffic in the area.

He added: "It shows it is flawed."

Heather Bayne asking how the local authority could justify spending tens of thousands of pounds, "just to provide a single junior football club with a ground?"

"Given the pressures on the county finances that seems ludicrous."

Arsenal midfielder visits store

ARSENAL star Jack Wilshere has shown he is pitch-perfect off the field too after paying a surprise visit to an audio-visual retailer in Harpenden.

Football fan and owner of Bang and Olufsen, Tuli, Darnay, said he was stunned last week to see Jack and a friend browsing his shop on the High Street.

The 21-year-old midfielder, who lives in Harpenden, has recently returned to the Arsenal line-up for games after recuperating with an ankle problem for six weeks.

Tuli, who has attended several Arsenal matches, said he had also had retired English footballer Sol Campbell in the store.

He added: "We have had a few celebrities in here over the years, including actors from *EastEnders*."

Tuli said: "Jack just walked in with his friend and was looking at the systems. He was a very nice guy, calm, cool and we started talking about Arsenal."

Jack and Tuli
A new chatting with Tuli, Jack a system."

Flats plan for vacant town hotel

AN EMPTY hotel in Harpenden could be turned into 26 new high-quality apartments after a planning application to redevelop the site has been lodged.

Permission is being sought by Jarvis Homes to erect two apartment buildings, which will include some affordable units, in place of the former Glen Eagle Manor Hotel on Luton Road.

The applicant has proposed the flats would be accessed via Townsend Lane and the mature trees along Luton Road would be retained.

Early ideas for the scheme had included a mixed use of residential apartments and a care home but this was dropped following public consultation.

Mike Peters, managing director at Jarvis Homes Limited, said: "Jarvis Homes is pleased to have submitted this application for the consideration of St Albans district council. We have worked closely with the local community over the last few months and responded to the feedback received over the course of the consultation."

"This has helped us to create a scheme that is an architecturally sensitive, quality design that reflects the traditional character of Harpenden and complements the character and appearance of this key gateway to the town."

Glen Eagle Manor Hotel closed in December 2010 due to increased competition and the economic downturn.

Downton run for mum and daughter

THE grand home of period drama Downton Abbey will be the backdrop for a mother-daughter duo while they run 10km this weekend.

Lisa Sarron, of Hewitt Close, Wheathampstead, will be taking part in a special fundraiser with her 23-year-old daughter Faye to raise money for Parkinson's UK.

They are two of the 750 people that are warning up to run in the grounds of Highclere Castle in Berkshire where scenes from the award-winning ITV series are filmed.

The 51-year-old, who works as a hairdresser, said: "I see first-hand how Parkinson's can affect people and their families, which is why I wanted to take part in the run."

"My daughter Faye took me to Highclere for Mother's Day last year and we loved it, so when we saw the event advertised it looked like it was made for us."

The Parkinson's UK Run Highclere takes place on Sunday at 10.30am.

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