

THE COUNCIL OF THE CITY AND DISTRICT OF **ST ALBANS**

Displayed on **03/05/2024**

Town & Country Planning (Listed Buildings and Buildings in Conservation Areas)
Regulations 1990 (as amended) 2010 Regulation 5A

Town and Country Planning Act 1990 (as amended) Town & Country Planning (Development
Management Procedure) Order 2010 (as amended) Article 13 (2) & Article 13 (4)

Departure from the Development Plan as it is within an area allocated as Metropolitan Green Belt Development affecting a Right of Way Major Development

The Council received an appeal by Tarmac Limited pursuant to their refusal of planning permission for: **Outline application (means of access sought) for up to 45 dwellings including new affordable homes, with areas of landscaping and public open space, including points of access, and associated infrastructure works**

At: **Land to rear of 96 To 106 High Street Colney Heath Hertfordshire**

Application reference **5/2022/0599**

The appeal is being heard by way of a Public Inquiry which opened on 23 April 2024. The Inquiry was adjourned on 26 April to allow a further consultation to take place because of an inconsistency between the original application plans and appeal drawings. The Appellant has amended their proposed detailed access plan and updated the Concept Masterplan drawing to be consistent and clarify that the grass verge is not retained in this area

Given this change the Inspector has requested a re-consultation take place with all interested parties on this narrow issue, i.e. the loss of the verge and alignment of the proposed access and pavement with the northern boundary and any specifically related issues. **The Inspector will not accept any representations that relate to matters that are not associated with this specific matter.** All original representations received by the Council and Inspectorate will be taken into account and it is not necessary to resubmit comments on any issue beyond the scope of this re consultation.

The amended plans are available on the Council's dedicated Inquiry Core Documents website <https://www.stalbans.gov.uk/colney-heath-inquiry> at Inquiry Documents ID16.1 and ID16.2. The plans are also available at <https://stalbands.gov.uk/view-and-track-planning-applications> using the planning reference number 5/2022/0599. Plans and other documents are available under "Documents". You can make your comments by email to planningcomments@stalbands.gov.uk or by writing to reach us **by 28 May 2024, quoting 5/2022/0599.**

We have been informed of delays in the delivery of letters to local residents advising them of the access plan reconsultation. Accordingly, we have extended the deadline for comments from 28 May to 18 June 2024 (note: if you do not have Internet access, the revised plans can also be inspected at the Civic Centre during opening hours).

Your views will be sent to the Planning Inspectorate and will be published online (but without signature, email or telephone number. As the Council receives many comments about applications and appeals, it is not possible for us to enter into correspondence or discussion with you. Please always supply your name and address. If you do not, your comments cannot be logged for future consultations and may carry less weight.

Development management

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