**January 2024 Planning Committee Minutes**

**Minutes:**

It was moved by Councillor Needham and seconded by Councillor Brazier that the application be refused on the following grounds:

The proposed development comprises inappropriate development, for which permission can only be granted in very special circumstances. There is harm to the Green Belt (harm in principle) and other harm to coalescence which is not clearly outweighed by other considerations (paragraphs 142, 152 and 153 of the National Planning Policy Framework 2023). We do not consider that the benefits outweigh the harm caused by this proposed development due to the harm to the Green Belt openness, coalescence and merging of towns, lack of social housing and a failure to demonstrate that the proposal would not exceed the capacity within the highway network. The proposal is therefore contrary to the National Planning Policy Framework 2023 and Policy 1 and 8 of the St Albans District Local Plan Review 1994.

It was NOT CARRIED.

Votes were recorded as follows:

For (5), Against (5), Abstain (1).

The Chair exercised his right to use a casting vote and voted against the proposal.

It was moved by the Chair that the application be GRANTED for the reasons set out in the report. It was NOT CARRIED.

Votes were recorded as follows:

For (5), Against (6), Abstain (0).

It was moved by Councillor Needham and seconded by Councillor Brazier that the application be refused for the reasons detailed previously (as above).

It was NOT CARRIED.

Votes were recorded as follows:

For (5), Against (6), Abstain (0).

**Note (i): The meeting was adjourned at 20:38pm and resumed at 20:45pm.**

It was moved by Councillor Needham and seconded by Councillor Brazier that the application be refused for the reasons detailed previously (as above).

It was CARRIED.

Votes were recorded as follows:

For (6), Against (5), Abstain (0).

  **RESOLVED**

 That the application be REFUSED for the following reasons:

1.  The proposed development comprises inappropriate development, for which permission can only be granted in very special circumstances. There is harm to the Green Belt (harm in principle) and other harm to coalescence which is not clearly outweighed by other considerations (paragraphs 142, 152 and 153 of the National Planning Policy Framework 2023). We do not consider that the benefits outweigh the harm caused by this proposed development due to the harm to the Green Belt openness, coalescence and merging of towns, lack of social housing and a failure to demonstrate that the proposal would not exceed the capacity within the highway network. The proposal is therefore contrary to the National Planning Policy Framework 2023 and Policy 1 and 8 of the St Albans District Local Plan Review 1994.

(Note: Shirani McCarthy, who had given notice, spoke against the application. Richard Martin, who had given notice, spoke in favour of the application. Parish Cllr David Yates who had given notice spoke on the application. District Cllr Nuala Webb and District Cllr Ajanta Hilton who had both given notice, spoke on the application.)