

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

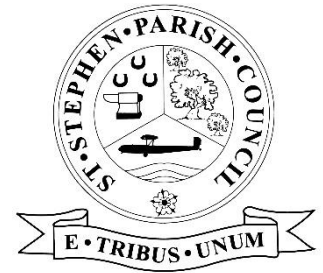
THE PARISH CENTRE STATION ROAD BRICKET WOOD

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Councillors Present

David Brannen

Dorothy Kerry

David Parry

Bill Pryce

David Yates

Also present: Isabel Crozier - Assistant Clerk (taking minutes),
2 members of the public

Minutes of the **Planning and Environment Committee meeting** held on
THURSDAY 8 July 2021 at 7.30pm

Venue: **remote meeting via www.zoom.us due to coronavirus restrictions**

This was an informal meeting of the Planning Committee as current legislation prevents us from having an in person meeting indoors or an official virtual meeting. Comments agreed were submitted to the District Council by the Clerk via delegated powers

Cllr Parry Chaired the meeting due to Cllr Yates' internet connection being unreliable.

2122/PE/011 To receive and accept apologies for absence

Apologies were received and accepted from Cllrs Doyle and Skelton

2122/PE/012 Declarations of interest and dispensations

- a. To receive declarations of interest from councillors on items on the agenda
 - b. To receive written requests for dispensations for declarable interests; and
 - c. To grant any requests for dispensation as appropriate
- None

2122/PE/013 The minutes from the informal meeting of the Planning Committee held 10 June 2021 were noted.

2122/PE/014 Public Participation

To invite comment and questions from the public in accordance with the Public Speaking Policy

A member of the public reported that a test hole was dug at the top of Bucknalls Drive by the company that recently had a planning application for the erection of a 5G mast refused. The Assistant Clerk confirmed that Highways had given permission for the test hole. It is unknown whether the hole was in relation to the previous application or to a future application.

2122/PE/015 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations as on the Planning List

RESOLVED: *Proposed Cllr Parry, seconded Cllr Yates, unanimous* that the comments on applications included in the June - July 2021 Planning list be agreed and submitted to SADC via delegated powers

- 2122/PE/016 To receive planning reports
- a. Enforcement updates
A date for a planning application appeal hearing for Hoofprints, Lye Lane has been notified, 18th Aug. Cllr Parry to arrange to speak on behalf of the Council
 - b. SADC Local Plan
A recent planning application appeal granted permission for 100 dwellings in Colney Heath/Bullens Green to be built in Green Belt.
 - c. Neighbourhood Plan
The NP is currently out for Regulation 16 consultation being managed by SADC. This closes next week and Cllr Pryce is going to contact SADC to get feedback on the responses.
- 2122/PE/017 To consider plans to progress projects to put forward for Section 106 funding – approximately £150,000 for Green infrastructure improvements and £250,000 for Leisure Facilities.
- Green Infrastructure: Solar panel and grey water harvesting at Greenwood Park Community Centre and Pavilion, habitat management and electric car charging points in Greenwood Park. Energy saving water heating at Park Street Pavilion
- Leisure Facilities: Extensions and improved disabled facilities to Greenwood Park Community Centre and Pavilion and refurbishment at Park Street Pavilion.
- The SADC Officer has said that the above projects ‘seem viable’.
- ACTION:** the Assistant Clerk to write to SADC S106 Officer confirming whether the above projects would be legally acceptable within the conditions of the S106 agreement and unless the Council hear to the contrary they will proceed with the development of these proposals.

The meeting closed at 8.49pm

Chair

Date

St Stephen Parish Council Planning List June – July 2021

The planning applications listed were considered by the Planning and Environment Committee on 8 July 2021 and comments submitted under delegated powers

Planning Applications

5/2021/1381 - Elderberry Close, Bricket Wood, Hertfordshire

New gated access including brick piers, fixed railings and pedestrian and vehicle pivot gates

Comment: Strong Objection – gating roads causes community divisiveness and is against the policy of the emerging Neighbourhood Plan

5/2021/1698 - 103 Old Watford Road Bricket Wood Hertfordshire AL2 3UN

Garage conversion to habitable accommodation, single storey rear extension with rooflight and alterations to openings

Comment: the District Council should reassure itself that there is sufficient parking provision as it is very restricted in the local area.

5/2021/1800 - 86 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD

Replacement of existing bungalow with one two storey dwelling, new vehicle crossover and associated landscaping

Comment: Objection – over dominant and out of keeping in the street scene. Loss of light to neighbouring property.

5/2021/1548 - Hanrox Meadow Blunts Lane Potters Crouch St Albans AL2 3NJ

Construction of two detached combined agricultural storage and fisherman storage lodge buildings

Comment: Objection – Inappropriate development in the Green Belt for which there are no very special circumstances

5/2021/1590 - 71 Chiswell Green Lane St Albans Hertfordshire AL2 3AL

Sub-division of dwelling to create one additional, one bedroom dwelling and alterations to openings

Comment: suggest removing permitted development rights

5/2021/1632 - 18 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AB

Erection of walls and fencing at the front of the forecourt

Comment: Objection – impact on street scene

5/2021/1730 - 50-52 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW

Construction of three detached dwellings following demolition of existing dwellings and garages, altered and new vehicle crossover, associated landscaping works and parking

Comment: Objection – Plot 3 has an over bearing impact on adjacent property at number 54. The size of the dwellings are not what has been identified as required in the area in the emerging Neighbourhood Plan.