

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

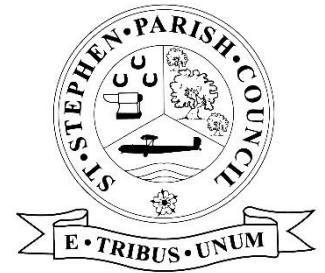
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Councillors Present

David Brannen

Dorothy Kerry

Martin Doyle

David Parry

Mark Skelton

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

Minutes of the **Planning and Environment Committee meeting** held on
THURSDAY 14 October 2021 at 7.30pm

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

- 2122/PE/033 To receive and accept apologies for absence
Apologies were received and accepted from Cllrs Pryce and Yates
- 2122/PE/034 Declarations of interest and dispensations
- To receive declarations of interest from councillors on items on the agenda
None
 - To receive written requests for dispensations for declarable interests
None
 - To grant any requests for dispensation as appropriate
None
- 2122/PE/035 To approve the minutes of the meeting held on 9 September 2021
RESOLVED: Proposed Cllr Parry, seconded Cllr Doyle, votes in favour: 3,
against: 0, abstention: 1
that the minutes be confirmed as a true record and signed.
- 2122/PE/036 Public Participation
To invite comment and questions from the public in accordance with the
Public Speaking Policy
A member of the public spoke against the planning application ref
5/2021/2503 - Land Rear Of 76 To 80 Oakwood Road Bricket Wood AL2 3QA
- 2122/PE/037 To consider and agree comments on major planning applications, planning
applications, appeal notifications, tree work, consultations as on the Planning
List
RESOLVED: Proposed Cllr Kerry, seconded Cllr Brannen, unanimous
that the comments on planning application ref 5/2021/2503 - Land Rear Of 76
To 80 Oakwood Road, shown in the planning list below be agreed.
RESOLVED: Proposed Cllr Parry, seconded Cllr Brannen, unanimous that the
comments on planning applications included in the September – October
2021 Planning list be agreed.

2122/PE/038 To receive planning reports

a. Enforcement updates

The Assistant Clerk has passed on concerns over the use of inappropriate bricks in an extension at 69 Orchard Drive to the SADC enforcement team but had no acknowledgement.

ACTION: Assistant Clerk to follow this up with the enforcement team.

b. SADC Local Plan

No update

c. Neighbourhood Plan

No update

d. Update on the development of the derelict Queen Mother Queen Elizabeth Centre

Dimensions are looking at demolishing the building early in 2022 and starting the build of assisted living bungalows in the summer of 2022.

ACTION: Assistant Clerk to update the Council when a project timeline is shared with us.

The meeting closed at 9.25pm

Chair:

Date:

St Stephen Parish Council Planning List September - October 2021
The planning comments reproduced here were agreed by the Planning and Environment Committee on 14 October 2021

Planning Applications – Bricket Wood

5/2021/2617 - Laurel House & 100 Mount Pleasant Lane Bricket Wood AL2 3XD
Alteration to parking arrangements for 100 Mount Pleasant Lane from rear to front of property with associated hardstanding. New detached outbuilding comprising home office and parking for Laurel House.

Strong Objection on basis of height and in particular the detrimental effect on 1 Randals Walk

5/2021/2503 - Land Rear Of 76 To 80 Oakwood Road Bricket Wood AL2 3QA
Six semi-detached dwellings with associated access, parking and landscaping (resubmission following refusal of 5/2021/0280)

Strong Objection - Over development of the plot. Tree felling to date and extra felling required fundamentally changes the character of the area and has had and will have a further adverse effect on wildlife/biodiversity. There is a requirement to reinstate trees that were previously illegally felled and were this done it would preclude the current proposed development. The development would cause extra pressure on an already flood prone area. Width of access road insufficient for fire engines and refuse lorries, leading to the need for up to 12 wheelie bins plus paper and food waste boxes to be left on Oakwood Road. Insufficient parking allocation with no additional capacity on Oakwood Road. The predominance of vehicle parking along the frontage of the properties would be out of keeping with the existing street scene. In summary the Council believe that this development would cause material harm to the character and appearance of the area.

5/2021/2644 - Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN

Discharge of Condition 11 (landscape management plan) of planning permission 5/2014/3250 approved on appeal 30/06/2016 for Outline planning application for the redevelopment of the site to provide up to 129 new building dwellings and garaging (Class C3)

Objection – Hanstead Wood has long been under management by a group of volunteers, the Friends of Hanstead Wood and has public access throughout. The Friends were not consulted in the production of the plan and have not been included in the proposed delivery of the action plan, something that the community will struggle to accept. This management plan doesn't include the improvements for public access required given the increased size of community it will be serving and has made no provision for disabled access. Community engagement is essential in producing a successful management plan for a community asset such as this.

5/2021/2581 - 10 Jordans Way Bricket Wood Hertfordshire AL2 3SL

Single storey rear extensions, loft conversion to habitable accommodation with front rooflights and rear dormer window and alterations to openings

Objection – Loss of privacy to dwelling in Short Lane and to no12 Jordans Way. Query if boundary to property in Short Lane is correct in application.

5/2021/2683 - Bricket Wood Common, School Lane, Bricket Wood Hertfordshire

New vehicle access from Mount Pleasant Lane to allow tractor/trailer access for forestry works

Comment – should be secure to ensure its not able to be used for parking or fly tipping.

5/2021/2729 - Access To Elderberry Close Bricket Wood Hertfordshire AL2 3RP

New gated access including brick piers, fixed railings and pedestrian and vehicle pivot gates (resubmission following refusal of 5/2021/1381)

Objection – inappropriate and contrary to the emerging Neighbourhood Plan.

5/2021/2743 - 86 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD

Demolition of bungalow and construction of two storey dwelling with basement and underground car park with car lift, new vehicle crossover and associated landscaping (amendment to planning permission 5/2021/1800 dated 10/09/2021)

Objection on basis of practicalities of the lift and potential pressure on future removal of trees. Remain concerned about height of property.

Planning Applications – Chiswell Green

5/2021/2560 – 6 North Close Chiswell Green St Albans AL2 3HB

Proposed glazed balustrading to side and rear of existing flat roof (part retrospective)

Objection – loss of privacy to neighbours. Believe that previous permission was for doors onto the flat roof to have been a Juliette balcony.

Planning Applications – Park Street

5/2021/2554 - 42 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW

Demolition of existing dwelling and construction of replacement six bedroom detached dwelling with new front garden wall, refuse store, rear garden outbuilding, associated landscaping and new vehicular access (resubmission following refusal of 5/2021/1528)

Objection – Overbearing impact on neighbouring properties. Concern over lack of garaging and therefore the potential numerous cars on the frontage being dominant in street scene.

5/2021/2646 - 1B The Rise Park Street St Albans Hertfordshire AL2 2NT

Construction of first floor with rooflights and alterations to openings

Objection – overbearing and out of keeping in the street scene.

5/2021/2730 - Land Off Orchard Drive Park Street St Albans Hertfordshire

Outline application (access only) - Construction of up to 30 dwellings with garages and associated parking, landscaping and access works

Objection – excessive number of properties has resulted in poor design and layout. Access compromised by close proximity to the road. Insufficient vegetation barrier between properties and the A405 in southerly section. Scheme that comes forward should allow for intermittent widening of Orchard Drive as this is a narrow road.

St Stephen Parish Council Planning List October - November 2021

The planning comments reproduced here were agreed by the Planning and Environment Committee on 11 November 2021 at an online meeting and submitted via delegated powers.

Planning Applications – Bricket Wood

5/2021/2872 - 34 South Riding Bricket Wood Hertfordshire AL2 3NE

Single storey side and rear extensions following demolition of conservatory and conversion of garage to habitable accommodation, reconfiguration and extension of roof to facilitate increased first floor accommodation with three front dormer windows

Strong Objection - Overdevelopment of plot, detrimental effect on the street scene, overbearing impact on adjoining properties, loss of privacy to neighbouring property's garden through Juliette balcony and likely use of flat roof as terrace.

Planning Applications – Chiswell Green

None

Planning Applications – Park Street

None