

ST STEPHEN PARISH COUNCIL

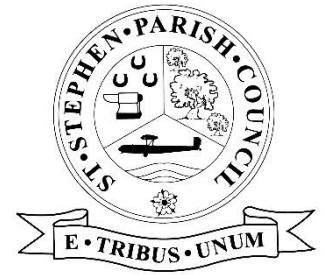
Bricket Wood, Chiswell Green and Park Street

THE PARISH CENTRE STATION ROAD BRICKET WOOD
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Councillors Present

David Brannen David Parry Bill Pryce
Mark Skelton David Yates

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

Minutes of the **Planning and Environment Committee meeting** held on
THURSDAY 9 December 2021 at 7.30pm

Venue: **remote meeting via www.zoom.us due to increasing risk of spreading Covid-19**

- 2122/PE/045 To receive and accept apologies for absence
Cllrs Doyle and Kerry
- 2122/PE/046 Declarations of interest and dispensations
- a. To receive declarations of interest from councillors on items on the agenda
Cllr Yates notified the committee that he was a personal friend of the applicant of 5/2021/3194 - St Stephens Green Farm. It was agreed that he should participate in the discussion regarding comments but not in a vote. Cllr Parry expressed an interest in 5/2021/3199 10 Jordans Way in that he had advised the previous owners of No10, who are now the current owners of the property to the rear, but have not been involved in advising them regards to responding to this application.
 - b. To receive written requests for dispensations for declarable interests
None
 - c. To grant any requests for dispensation as appropriate
None
- 2122/PE/047 To note the minutes of the virtual meeting held on the 11 November.
Noted.
- 2122/PE/048 Public Participation - To invite comment and questions from the public in accordance with the Public Speaking Policy

A member of the public asked that the Council assign a representative should 5/2021/2503 - Land Rear Of 76 To 80 Oakwood Road Bricket Wood AL2 3QA go to appeal. It was agreed that Cllr Parry should do this as he had been representing the Council at the District Council referrals committee and planned to attend this committee again as had previously been deferred. Cllrs Pryce and Yates volunteers to attend if Cllr Parry was unable to.

- 2122/PE/049 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations as on the Planning List

Planning and Environment Committee 9 December 2021

RESOLVED: *Proposed Cllr Parry, seconded Cllr Pryce, unanimous* that the comments on applications included in the November - December 2021 Planning list (barring those for 5/2021/3194) be agreed. Comments for application 5/2021/3194 to be agreed via email.

Action: All comments to be submitted to the District Council by the Clerk via delegated powers **IC**

2122/PE/050 To receive planning reports

a. Enforcement updates

An appeal has been lodged against the enforcement action to cease the running of a car lot from 1&2 Moor Mill Lane

b. SADC Local Plan

SADC are aiming to publish sites to be included in the forthcoming Draft Local Plan in June 2022

c. Neighbourhood Plan

The Inspectors report on the emerging Neighbourhood Plan is due in January

Action:

Cllr Pryce to provide a budget proposal for referendum promotion. **BP**

Assistant Clerk to investigate if there is any grant funding available for this. **IC**

2122/PE/051 Update on actions from the last meeting not appearing later on the agenda.

a. Update on Planning referral committee hearing for 5/2021/2503 - Land Rear Of 76 To 80 Oakwood Road Bricket Wood AL2 3QA

The SADC referrals committee could not make a decision and it has been deferred. Cllr Parry expressed concern that there was incorrect information regarding two technical points communicated to cllrs to this meeting and SADC officer has confirmed that this will be made clear at the next meeting. Cllr Parry will represent the views of the Council at a future meeting.

b. Update on planning appeal for Land to Rear of Burston Garden Centre
Cllr Yates represented the view of the Council at the appeal hearing this week.

c. Update on Artel Scaffolding, Station Yard, Bricket Wood

The scaffold company have removed the temporary white plastic fencing from around the bunker. There are issues with the scaffold lorries parking in the Station car park. The cutting of scaffold poles on site has been causing noise and odours. This should be raised with Environmental Health

The meeting closed at 9.pm

Chair:

Date:

St Stephen Parish Council Planning List November – December 2021

The planning applications listed here were considered by the Planning and Environment Committee on 9 December 2021 at a virtual meeting and submitted via delegated powers the St Albans District Council

Planning Applications – Bricket Wood

5/2021/3199 10 Jordans Way, Bricket Wood AL2 3SL

Single storey rear extension and proposed loft conversion

Comment: Officers should reassure themselves that this application is valid and that foundations do not exceed the property's boundary and encroach upon a neighbouring property not included in the application.

Planning Applications – Chiswell Green

5/2021/3194 - St Stephens Green Farm Chiswell Green Lane St Albans

Outline application (access sought) for demolition of existing buildings, and the building of up to 330 discounted affordable homes for Key Workers, including military personnel, the creation of open space and the construction of new accesses

Strong objection – inappropriate development in Green Belt where the harm outweighs the benefits

Planning Applications – Park Street

5/2021/3211 – 69 Orchard Drive, Park Street, St Albans AL2 2QH

Change of use from Class C3 (dwelling/house) to Class C4 (HMO) to an 8 bedroom HMO, construction of two storey side extension, part two storey rear extension, part single storey rear extension and part single storey front extension.

Strong Objection: Insufficient parking for the potential 16 cars on an already congested road and blind bend. As an HMO the upstairs bedrooms effectively become living rooms increases the degree of loss of privacy to neighbouring gardens being overlooked. Having only one entrance is likely to be an issue in terms of fire regs with the potential numbers of people living here. The building will not be sufficiently insulated for sound leading to a detrimental impact on neighbours quality of life.

5/2021/3071 - 18 Spooners Drive, Park Street, St Albans AL2 2HL

Part single part two storey rear and two storey side extension, loft conversion with rear dormer window and front and rear rooflights (resubmission following refusal of 5/2021/0970)

Objection - overdevelopment and detriment impact on neighbouring properties