

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

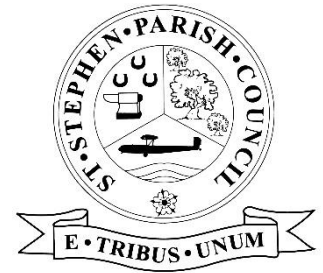
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

Tel: 01923 681443

Email: clerk@ststephenparishcouncil.gov.uk

Web: www.ststephen-pc.gov.uk



Councillors Present

Martin Doyle

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 9 September 2021 at 7.30pm

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

- 2122/PE/026 To receive and accept apologies for absence
Apologies were received and accepted from Cllrs Skelton, Brannen and Kerry
- 2122/PE/027 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/028 To approve the minutes of the meeting held on 12 August 2021
RESOLVED: Proposed Cllr Parry, seconded Cllr Doyle, unanimous
that the minutes be confirmed as a true record and signed.
- 2122/PE/029 Public Participation
To invite comment and questions from the public in accordance with the
Public Speaking Policy
None
- 2122/PE/030 To consider and agree comments on major planning applications, planning
applications, appeal notifications, tree work, consultations as on the Planning
List
RESOLVED: *Proposed Cllr Doyle, seconded Cllr Yates, unanimous*
that the comments on applications included in the August - September 2021
Planning list be agreed.
- 2122/PE/031 To receive planning reports
- Enforcement updates
Notification of appeal hearing for Hoofprints, Lye Lane has been received.
ACTION: Assistant Clerk to register interest in speaking at hearing for Cllr
Parry
Notification of appeal hearing for land to rear of Burston Garden Centre, Park
Street has been received.

Planning and Environment Committee 9 September 2021

ACTION: Assistant Clerk to register interest in speaking at hearing for Cllr Yates

- b. SADC Local Plan
Results from the call to sites is available on the SADC website, in papers for a Local Group meeting, and officers have been asked to make this more accessible
- c. Neighbourhood Plan
19 responses were made to the recent SADC consultation on the draft plan, these were mostly from statutory consultees, and none were contentious or required significant changes to be made. An inspector has been chosen and it is likely that the plan will go to referendum in May 2022.

2122/PE/032 Following a trial period of 6 months using the current system, to consider the process for compiling the Planning List in future.
It was felt that the current system was too onerous, whereby all Cllrs on the committee are asked to check the two wards in the parish on the weekly planning lists produced by SADC for items to discuss at this committee. It was agreed that in future Cllrs Kerry and Brannen would check the applications for Bricket Wood, Cllrs Yates and Pryce would check Park Street ward and Cllrs Doyle and Skelton would check Chiswell Green applications. Cllrs will notify the Assistant Clerk of applications for discussion as well as there being an opportunity for members of the public or residents associations to ask for an application to be discussed.

The meeting closed at 9.15pm

Chair:

Date:

St Stephen Parish Council Planning List August-September 2021

The comments on planning applications listed here were agreed by the Planning and Environment Committee on 9 September 2021

Planning Applications – Bricket Wood

5/2021/2303 – Land R/O 18-22 Bucknalls Drive Bricket Wood Hertfordshire
Variation of Condition 2 (approved plans) to allow change in design of houses for planning permission 5/2019/0477 dated 23/05/2019 for Construction of two, three bed dwellings with associated parking and landscaping

Comment – The Parish Council considered the application but have no objection because there is no additional detrimental effect from the approved plans.

Planning Applications – Chiswell Green

5/2021/2291 Searches Farm Searches Lane Bedmond St Albans, WD5 0SD
Redevelopment of previously developed land comprising the demolition of existing buildings and structures, change of use of barns from mixed use Class B2 (joinery workshops) and Sui Generis (gun club clubhouse) to Class C3a (residential) to create one 3-bedroom dwelling and two 2-bedroom dwellings, construction of five 4-bedroom dwellings, a Well House, water tanks and associated parking, landscaping and a new access road.

Comment – Strong Objection on Green Belt grounds – introducing an additional access which is outside the envelope.

5/2021/2274 - 509 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DU
Demolition of existing garage and porch, construction of single storey side and rear extensions, raising and extension of roof to create first floor, first floor front porch extension, new front access gate, conservatory modernisation, new chimney breast

Comment – Officers should consider whether the two-storey element could have an overbearing impact and loss of light on neighbouring property.

Planning Applications – Park Street

5/2021/2446 - Harper Lodge Farm Harper Lane Shenley Radlett WD7 7HU
Prior Approval - Construction of agricultural building for the storage of straw, livestock feed and agricultural farm equipment

Comment – Officers should reassure themselves that a barn of this size is required to service operations taking place on the holding.

5/2021/2229 - 91 Radlett Road Frogmore St Albans Hertfordshire AL2 2JZ
New dropped kerb and vehicle crossover.

Comment – Objection – applicant has not demonstrated that the trees will be protected. Suggest that an alternative access from the turning head area is considered instead.

Planning and Environment Committee 9 September 2021

5/2021/2282 - 2 Branch Road Park Street St Albans Hertfordshire AL2 2LU
Revision to balustrade material approved under planning permission 5/2020/2618 dated 25/02/2021 for Demolition of existing garage, Construction of first floor front, two storey side and part single, part first floor and part two storey rear extensions

Comment – Objection – overlooking neighbouring properties

5/2021/2320 – 90 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HD
Construction of wall and gate along front boundary (retrospective)

Comment – Strong Objection – detrimental effect on street scene

5/2021/2374 - 31 Burston Drive Park Street St Albans Hertfordshire AL2 2HR
Raising and extension of roof with front and rear dormer windows. Construction of two storey side and single storey rear extension following demolition of garage. Replacement of porch. Alterations and replacement of fenestration. Extension of driveway.

Comment – Objection – overdevelopment of site – potential lack of defensible amenity space. Detrimental impact on street scene. Officers should check whether existing gates need planning permission in their own right.