

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

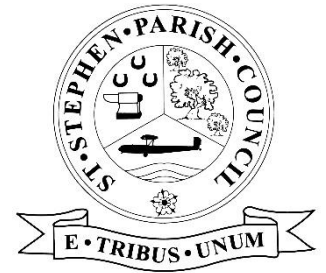
THE PARISH CENTRE STATION ROAD BRICKET WOOD

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## Councillors Present

David Brannen

Martin Doyle

Dorothy Kerry

Bill Pryce

Mark Skelton

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 10 February 2022 at 7.30pm**

Venue: **remote meeting via [www.zoom.us](http://www.zoom.us) due to increasing risk of spreading Covid-19**

2122/PE/059 To receive and accept apologies for absence  
Apologies received from Cllr Parry

2122/PE/060 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  
c. To grant any requests for dispensation as appropriate  
None

2122/PE/061 To note the minutes of the virtual meeting held on the 13 January 2022.  
Noted.

2122/PE/062 Public Participation - To invite comment and questions from the public in  
accordance with the Public Speaking Policy

A member of the public spoke about concerns that an application for the siting of a mobile phone mast at the junction of Bucknalls Drive and Mount Pleasant Lane had been recently submitted following a previous application being rejected. The deadline for comments is the 5 March. The committee agreed to look at the application and if appropriate provide comments through delegated powers before the deadline.

**Action:** Assistant Clerk to gain agreement on comments from the committee on the application ref 5/2022/0145 and submit to SADC **IC**

2122/PE/063 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations as on the Planning List

Agreed comments appear on the Planning list below.

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

2122/PE/064 To receive planning reports

Planning and Environment Committee 10 February 2022

a. Enforcement updates

A concerned resident has notified the Parish Council that there are developments without permission at Lower Stud, Drop Lane. These include two mobile homes, commercial containers and recently constructed front brick walls and pillars to accommodate electric gates. This information has been passed onto the Enforcement team at SADC

Also reported was a new stable block appearing at Netherwyld Farm Equestrian Centre on Riverside Farm. Cllr Yates said he believed the site was in Hertsmere and suggested that we contact a Hertsmere Borough Councillor. SADC Enforcement team have been notified.

Reports continue about the noise and smell from cutting scaffold poles coming from the Artel Scaffolding site, Station Yard, Bricket Wood. In addition, the company are now storing materials/rubbish on top of the listed bunker.

**Action:** Cllr Pryce to contact SADC Environment Health and the licensing authority and provide Planning Enforcement with photos of the storage on top of the bunker. **BP**

b. Neighbourhood Plan

The inspector's comments have been taken into consideration and amendments made to the plan. The updated version will be available shortly and this will go to referendum on 5 May 2022. The committee extended thanks to the steering group for the considerable efforts to get the Plan to this stage and particular thanks went to the consultant working on the plan, Alison Eardley.

2122/PE/064 Update on appeal for retirement community at Land to rear of Burston Nursery

The planning appeal found in favour of Burston Nursery, granting permission for a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows. The inspector commented on the strength of local feeling in favour of the development.

AOB

Cllr Skelton has received a letter from a concerned resident of Stanley Avenue about the redevelopment of neighbouring bungalows.

**Action:** Cllr Skelton to circulate proposed response to the committee via [planning@ststephen-pc.gov.uk](mailto:planning@ststephen-pc.gov.uk) if responding on behalf of the Parish Council

**MS**

The meeting closed at 8.35pm

## St Stephen Parish Council Planning List January– February 2022

The planning applications listed here were considered by the Planning and Environment Committee on 10 February 2022 at a virtual meeting and submitted via delegated powers to St Albans City & District Council

### Planning Applications – Bricket Wood

#### **5/2022/0144: Land At Lower Stud Equestrian Centre Drop Lane Bricket Wood Hertfordshire AL2 3TX**

Proposals: Prior Approval - Temporary use of land for film-making purposes

**Objection** – The submitted Travel Plan states both that traffic will be directed to Drop Lane (under Vehicle Access) and that it will enter the site from Smug Oak Lane (under “Local Access”) with the Drop Lane access being used “if it proves necessary”. As a whole, the Travel Plan does not address our concerns about HGV traffic during set up and shared use of Bridleway. Drop Lane is single track and well used by walkers/cyclists. It is not suitable for lorries. If granted, lorries should be required to access via Colney Street and not through Bricket Wood village and the entrance to the bridleway from Smug Oak Lane should be secured at all times due to the history of fly tipping in the past. Concern over noise levels and light pollution. Sound should be kept to a minimum considering the rural nature of the site.

#### **5/2021/3083: Lower Stud Equestrian Centre Drop Lane Bricket Wood AL2 3TX**

Change of use and conversion of redundant agricultural building to holiday let dwelling with associated works

**Objection** – It is not clear from the plans whether a new access onto Drop Lane alongside the existing access to Lower Stud is proposed. An additional access is not appropriate. If granted the dwelling should be subsidiary to Lower Stud.

### Planning Applications – Chiswell Green

#### **5/2021/3086: Hanrox Meadow Blunts Lane Potters Crouch St Albans AL2 3NJ**

Proposal: Construction of one detached agricultural building

**Objection** – inappropriate development within the Green Belt without proven justification that the benefits outweigh the detrimental impacts

#### **5/2021/3084: Hanrox Meadow Blunts Lane Potters Crouch St Albans AL2 3NJ**

Construction of detached storage building for anglers using the lake for fishing

**Objection** – inappropriate development within the Green Belt without proven justification that the benefits outweigh the detrimental impacts

#### **5/2021/3608: Former Waterdell Nurseries Chequers Lane Garston WD25 0GR**

Proposal: Permission in Principle - Construction of ten, two bedroom affordable dwellings

**Objection** – inappropriate development in an unsustainable location within the Green Belt without proven justification that the benefits outweigh the detrimental impacts.