

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

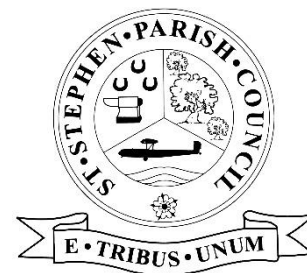
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## Councillors Present

David Brannen

Bill Pryce

David Parry

Ajanta Hilton

Martin Doyle

Mark Skelton

David Yates

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

Minutes of the **Planning and Environment Committee meeting** held on  
**THURSDAY 10 June 2021 at 7.30pm**

Venue: **remote meeting via [www.zoom.us](http://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*

2122/PE/001 To elect a Chair of the Planning Committee for 2021-22.

**RESOLVED:** *Proposed Cllr Parry, seconded Cllr Pryce, unanimous that Cllr Yates serve as Chair for this meeting and this is again proposed when official meetings resume.*

2122/PE/002 To receive and accept apologies for absence

Apologies were received and accepted from Cllr Kerry

2122/PE/003 Declarations of interest and dispensations

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

2122/PE/004 To note the minutes of the meeting held on 13 May 2021 (to be approved at next official meeting)

Minutes of informal meeting of the Planning Committee held in May 2021 were noted.

2122/PE/005 Public Participation

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

A member of the public asked if the Council would send a cllr to represent the Councils views at a future Planning Referrals Committee should the application for 34 South Riding ref 5/2021/0844 be recommended for approval by the SADC Planning Officer. The Committee agreed that a cllr would attend if this was the case.

- 2122/PE/006 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 May- June 2021 Planning list be agreed and submitted to SADC via delegated powers
- 2122/PE/007 To receive planning reports
- a. Enforcement updates  
None
  - b. SADC Local Plan  
The Local Plan Advisory Group are meeting shortly and the full list of sites put forward from the Call for Sites exercise has been published on the SADC website as papers for this meeting.
  - c. Neighbourhood Plan  
The NP is currently out for Regulation 16 consultation being managed by SADC. Details are on the SADC website and the link is to be put onto the SSPC NP page.
- 2122/PE/008 To consider projects to put forward for Section 106 funding – approximately £175,000 for Green infrastructure improvements and £250,000 for Leisure Facilities  
**ACTION:** The Assistant Clerk to circulate previously agreed list of possible projects prior to the next meeting.
- 2122/PE/009 Meeting request from Raymond Rice to discuss the land to the rear of 42-75 Bucknalls Drive  
A meeting with cllrs has been arranged for 7pm on the 8<sup>th</sup> July.
- 2122/PE/010 Frogmore lakes – plans by fishing club to fence swims  
Cllrs Pryce and Whittaker met with a representative from the Verulam fishing club, who lease the land, and the land agent for Tarmac , who own the land. The club want to install low fencing to the swims, with access via a gate. The gates will not be locked when swims not in use so access by the public will not be prohibited. The Club say that members suffer disturbance and abuse from the public. The lakes area is not public access, official access is only on definitive paths. The Council felt that the fencing will be detrimental to the natural aesthetics of the area.  
**ACTION:** Cllr Pryce to express the Council's concerns about the proposed fencing to the Club, to circulate a photo of suggested fencing to the committee and if possible obtain CCTV footage of criminal damage to signage. To also suggest to the Agent and Club that they put out a statement about the fencing to try to explain their reasons and reiterate that public access to the swims is not prohibited.

The meeting closed at 8.37pm

Chair

Date

## St Stephen Parish Council Planning List May – June 2021

The comments reproduced were agreed by the Planning and Environment Committee on 10 June 2021 and are submitted under delegated powers

### Planning Applications

5/2021/1273 - 6 West Riding Bricket Wood Hertfordshire AL2 3QP

Demolition of existing garage and construction of new outbuilding to rear of property

**Objection:** inappropriate development, if officers minded to approved suggest a condition be imposed that the building should only be used as ancillary to dwelling at 6 West Riding

5/2021/1312 - 24 Belvedere Gardens St Albans Hertfordshire AL2 3EN

Loft conversion with dormer windows and Juliette balcony to incorporate habitable space (resubmission following withdrawal of 5/2021/0354)

**Objection** – loss of privacy to neighbouring property from overlooking balcony

5/2021/1334 - 46 West Riding Bricket Wood Hertfordshire AL2 3QQ

Demolition of existing and erection of two, three bedroom semi-detached dwellings with associated parking and new crossover

**Objection** – out of keeping with character of area and street scene. Concerns over access close to bend in road and proximity of children's play park.

5/2021/1341 - 21A Hunters Ride Bricket Wood Hertfordshire AL2 3NB

Hipped to gable loft conversion with rear dormer window and single storey front extension (retrospective) (resubmission following withdrawal of 5/2021/0051)

**Strong Objection** – loss of privacy to neighbouring properties. Detrimental impact on street scene.

5/2021/1512 - 36 Burston Drive Park Street St Albans Hertfordshire AL2 2HP

Variation of Condition 2 (approved plans) addition of rooflights of planning permission 5/2020/1582 dated 27/10/2020 for Demolition of dwelling and construction of four, three bedroom dwellings with associated parking, landscaping and access (resubmission)

**Objection** – loss of privacy to neighbouring properties. Officers should check that the build conforms with the agreed reduced height required as condition of permission.

5/2021/1073 - Stable Cottage Lye Lane St Albans Hertfordshire AL2 3TI

Certificate of Lawfulness (existing) - Planning permission granted from 5/2006/2685 dated 29/01/2007 defining occupation of dwelling to be persons engaged upon the management and operations of stables, which use ceased on the 25th February 11

**Comment** – The supporting information with the application refers to small business rate relief, which suggests that the cessation of compliant occupation may not have been notified to the District Council. If it was not, officers should consider whether the Welwyn principle applies. If so, a Certificate of Lawfulness should not be issued and the applicant should apply for a removal of the relevant condition.

## **Planning Applications cont.**

5/2021/1401 - New Lodge Drop Lane Bricket Wood Hertfordshire AL2 3TT  
Demolition of existing and construction of replacement dwelling with integral garage and associated external works

**Objection** – overdevelopment of site. Footprint extension over what is appropriate in Green Belt

## **Tree Works Applications**

TP/2021/0277 - 36 Hazel Road Park Street St Albans AL2 2AJ

TPO 1094 & 1738 2 x Oak (T12 and T13 1094 G1 1738) remove branches in conflict with conifers, branches are in poor health.

**Comment** – work should only be carried out if SADC Trees Officer satisfied re the health of Oaks and necessity for works.

TP/2021/0923 - 1 Halton Close Park Street St Albans Hertfordshire AL2 2GZ

Group G1 rear garden 16 Hornbeam trees. Reduce height to 25 ft. Reasons: Lack of daylight to back rooms of 26 Burston Drive and overbearing size & density of the trees. Photograph submitted illustrating extent of proposed height reduction work.

**Objection**