

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

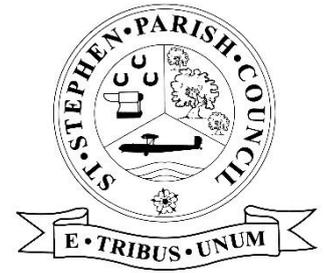
THE PARISH CENTRE STATION ROAD BRICKET WOOD

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Councillors Present

David Brannen

Martin Doyle

David Parry

David Yates (Chair)

Also present: Isabel Crozier - Assistant Clerk

5 members of the public

Minutes of the **Planning and Environment Committee meeting** held on
THURSDAY 12 May 2022 at 7.30pm
Venue: **held online via zoom.us**

2122/PE/078 To receive and accept apologies for absence
Cllrs Kerry, Pryce, Skelton

2122/PE/079 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; and
 - c. To grant any requests for dispensation as appropriate
- None

2122/PE/080 To note the minutes of the meeting held on the 14 April 22. To be approved at the next in person meeting.
It was confirmed that the minutes were a true record and recommended that they be signed at a future in person meeting.

2122/PE/081 Public Participation

To invite comment and questions from the public in accordance with the Public Speaking Policy
None

2122/PE/082 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 Doyle, unanimous that the comments on applications included in the April – May 2022 Planning list be agreed and submitted to SADC using delegated powers.

2122/PE/083 To receive planning reports

a. Enforcement updates

Artel Scaffolding at Station Yard Bricket Wood – Network Rail are investigating safety of structure adjacent to railway embankment. Reports of piles of scaffolding within curtilage of a listed building has been reported to SADC enforcement team.

b. Neighbourhood Plan

Congratulations to Steering Group for successfully getting the Neighbourhood Plan through a referendum. Concerns were highlighted in regard to the built up area boundary shown in the policies map – this is an old version of the map from before the emerging SADC local plan was withdrawn.

ACTION: contact SADC about possible error in referendum version with regard the policies maps on p70-71. **BP/IC**

The next steps for the Neighbourhood Plan Steering Group were discussed with consideration being given to expanding the group to invite reps with expertise in sustainable building to advice on future comments to planning applications or provide guidance to SADC Planning officers in order to ensure the NP policies are enforced.

The meeting closed at 8.56 pm

Chair:

Date:

St Stephen Parish Council Planning List April - May 2022

The planning applications listed here were considered by the Planning and Environment Committee on 12 May 2022 and submitted to St Albans District Council using delegated powers

Planning Applications – Bricket Wood

5/2022/1034 - Proposed Telecommunications Site West Riding, Bricket Wood.

Prior Approval - Proposed 15.0m phase 8 monopole C/W wraparound cabinet at base and associated ancillary works

Strong Objection: The proposed location is on a heavily used pedestrian island in a prominent location in the centre of Bricket Wood. There has been no adequate consideration of alternative sites. The proposed mast, whilst retaining a monopole form, would have a visually dominant presence in views from the public realm due to a combination of its height and column width and bulky and visibly distinct headframe design in relation to the supporting column. The position of the proposal close to the roadside would further contribute to the visual dominance of the proposal.

5/2022/0735 - at Proposed Telecommunications Site at Junction Of Mount Pleasant Lane and Bucknalls Drive Bricket Wood Hertfordshire

Installation of 1no. 20m street monopole, the installation of 2no. cabinets and 1no. meter cabinet and ancillary works thereto.

Objection: The proposed location, on the junction of Bucknalls Drive and Station Road in Bricket Wood, is within a Site of Special Scientific Interest, Bricket Wood Common.

TP/2022/0198 TPO 1527 - Hanstead Park Smug Oak Lane Bricket Wood

Proposed removal of pines nos 153,154,157 &159- the four selected pines have significant canopy extent to the West, which cannot be pruned back without leaving stub cuts and ruining the amenity values of the trees. Proposed pruning of remaining seven trees (nos. 151, 251, 155, 156, 158, 161 and 162)- the canopies to be crown lifted to 5m above ground level to the west and to 3m above ground level elsewhere. The second element of the proposed pruning is to reduce the west canopies back by 1 to 2m from branch tips to between 3.5m to 3m from the trunk. Observations made on site indicated that there will be sufficient live growth points for this pruning to take place. The extent of pruning proposed to the trees is within tolerable limits and does not exceed 30% of the canopy volume

Comment: We note that this application has been withdrawn but would ask that if considering any similar applications in the future, reference is made to the LVIA documentation relied upon at the Public Inquiry by the promoters of the site.

5/2022/0701 - 8 Rowan Close Bricket Wood Hertfordshire AL2 3XP

Two storey rear extension with rooflights, alterations to openings, conversion and extension of garage into habitable accommodation and new access gate (resubmission following refusal of 5/2021/0199)

Objection: Overdevelopment of plot

5/2022/1059 - 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 (resubmission following refusal of 5/2021/3083)

Comment: The District Council should seek confirmatory evidence that the building has had an agricultural use in the past, rather than a use in connection with an equine business (which would not qualify it as a redundant agricultural building). Whilst the Parish Council does not have any objections to this application per se, it is concerned that there are many field stables across the parish that could become 'redundant'.

5/2022/0923 - Nottlers House Station Road Bricket Wood AL2 3PD

Provision of new vehicle access

Objection: Serious concerns about traffic safety, particularly in relation to vehicles potentially having to wait to turn right into the access just beyond the blind bend. Also concerns about the creation of a further – and unnecessary – gap being created in a wildlife corridor. The District Council should also consider the justifications for granting various permissions for Nottlers Lodge.

5/2022/0859 - Land to rear of Wexhams Lye Lane St Albans AL2 3TB.

Erection of bungalow to replace existing buildings with passing bay to existing access

Objection: Additional dwelling in green belt without very special circumstances

Planning Applications – Park Street

5/2022/1070 - 79 Orchard Drive Park Street, St Albans, AL2 2QH

Single storey front porch extension, part single, part two storey side extension following demolition of existing garage, store and shed, single storey rear extension with rooflights following demolition of existing conservatory, insertion of sun pipes

Comment: The Parish Council notes the objections already received from neighbours and deplores the way that successive enlargements are changing the street scene in Orchard Drive. Given the number of precedents in the area, it would be difficult to justify refusal of the application. The Parish Council, however, suggests that the obscured glass window from the shower room should not be permitted to avoid overlooking.

Planning Applications – Chiswell Green

5/2022/0884 - 143 Watford Road, Chiswell Green St Albans AL2 3HG.

Construction of two storey detached dwelling and detached bungalow with associated works and new vehicle accesses from West Avenue and installation of new window to existing dwelling

Strong Objection: Overdevelopment of the plot.

5/2022/0927 - Land South Of Chiswell Green Lane, St Albans

Outline application (access sought) - Demolition of existing structures and construction of up to 391 dwellings (Use Class C3), provision of land for a new 2FE primary school, open space provision and associated landscaping. Internal roads, parking, footpaths, cycleways, drainage, utilities and service infrastructure, new access arrangements, and offsite highway works including new car parking, footpath, Planning and Environment Committee 12 May 2022

cycle path and highway arrangement works to Chiswell Green Lane, Watford Road, Long Fallow, Forge End and Farringford Close.

Strong Objection: Development in an unsustainable location in the Green Belt for which Very Special Circumstances do not exist.

The developer erroneously claims that the Parish Council would be supportive of the application by misinterpreting the index map in the Neighbourhood Plan. This plan states that policies will apply in the present (as shown below Policy S1) Built Up Area or what, prior to the failure of its Local Plan, the District Council was expected to designate as a Built-Up Area. It does not seek – nor could it – to extend the current Built-Up Area through Green Belt release.

Unlike the larger areas proposed for Green Belt release in the District Council's submitted Local Plan, which were of sufficient size to justify local facilities, this development represents only additional houses in Chiswell Green and should be judged as such. It is, therefore, too dense when compared with the surrounding area, which is characterised by properties on larger plots.

There is no present need for a school at the location as the nearby Killigrew Primary School is undersubscribed. The Parish Council notes that directing resources to existing schools via section 106 would not provide the same revenue to HCC as the sale for housing of an unneeded site that had been removed from the Green Belt. It suggests that if the development is permitted to go ahead, the 'school site' is retained in Green Belt.

The Parish Council is concerned that if the development is permitted, substantial improvements to Chiswell Green Lane and its junction with Watford Road will be required on land outside the applicant's control.