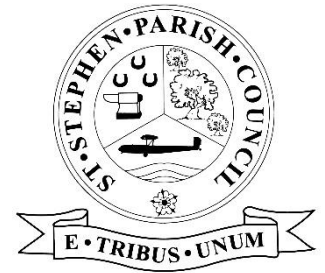


ST STEPHEN PARISH COUNCIL

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Councillors Present

David Brannen Bill Pryce Mark Skelton
David Yates (Chair)
Also present: Isabel Crozier - Assistant Clerk
4 members of the public

Minutes of the **Planning and Environment Committee meeting** held on
THURSDAY 9 June 2022 at 7.30pm

Venue: **St Stephen Parish Centre, Station Road, Bricket Wood AL2 3PJ**

2223/PE/001 To agree a Chair for the Planning and Environment Committee for 2022-23
RESOLVED: Proposed Cllr Pryce, seconded Cllr Brannen, unanimous
that Cllr Yates serve as Chair for 2022-23. **Motion Carried**

2223/PE/002 To receive and accept apologies for absence
Apologies received and accepted from Cllrs Doyle and Spelman

2223/PE/003 Declarations of interest and dispensations
a. To receive declarations of interest from councillors on items on the agenda
None
b. To receive written requests for dispensations for declarable interests; and
None
c. To grant any requests for dispensation as appropriate
None

2223/PE/004 To note the minutes of the meeting held virtually on 12 May 2022 and to
agree and sign the minutes from the last in person meeting held on 9 March 2022.

RESOLVED: Proposed Cllr Yates, seconded Cllr Brannen unanimous
that the minutes from 9 March and 12 May be agreed and signed as a true record.

Motion Carried

2223/PE/005 Public Participation

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

A member of the public spoke against the planning application at 3 Hanstead Cottages,
which appears on the Planning List.

Cllr Skelton joined the meeting at this point

2223/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 Yates, seconded Cllr Skelton, unanimous
that the comments on applications included in the May – June 2022 Planning list be agreed
and submitted to SADC **Motion Carried**

2223/PE/007 To receive planning reports

a. Enforcement updates

Land off Moor Mill Lane on the processing area for the Frogmore pits has recently been cleared and fenced off. Enforcement has been notified, although an acknowledgement or update has not been received.

Action: The Committee to write to SADC to ask for the enforcement code of practice to be reviewed. **DY/IC**

2 Moor Mill Lane Cottages – the notice to stop trading as a second-hand car lot is due in July however, the car lot appears to have increased trading recently.

Action: report increase in trading to enforcement and ask for an update on progress. **IC**

Springfield Farm – the Council has been copied into a complaint to SADC Environmental Health/Licensing from a resident regarding anti-social behaviour around Springfield Farm Festival events

b. Neighbourhood Plan

In response to a question from Cllr Yates, Cllr Pryce informed the meeting that SADC officers will aim to correct their erroneous inclusion of an outdated version of the policies map in the referendum version of the plan before the plan is 'made' at the SADC Full Council meeting on 20th July.

A discussion took place about the how the implementation of the Neighbourhood Plan would be monitored, and how its aims would be progressed. Consideration to co-opt non-cllr members from the NP steering group onto this Committee and dissolve the steering group.

The role of the residents' associations in planning remains a conduit for concerned residents and wider parish concerns eg impact on street scene. SADC is the body that needs to police the policies that are in the NP but this committee can monitor this.

Include in future agendas for this committee an item to review planning decisions in order to highlight to SADC where we have concerns where planning applications may need to be changed

Section 11 in the NP relates to aims – these should be progressed through this committee and an action plan drawn up. Include on future agendas.

RESOLVED: proposed Cllr Yates, seconded Cllr Brannen, unanimous that Council is asked to change the terms of reference for this committee to allow it to co-opt a representative from each of Residents' Associations. The committee would then co-opt the current RA representatives on the Neighbourhood Plan Steering Group and the responsibilities of the Neighbourhood Plan steering group would be subsumed into this committee **Motion Carried**

Action: Draft amendments to the terms of reference for this committee to be considered at a future Full Council meeting. Include remit to monitor the NPs implementation, progress aims and review the NP in future years. **DY/IC**

Action: Amend the Planning webpage on the SSPC website to include a paragraph about how the Neighbourhood Plan influences planning. **DY/IC**

DONM 28th July 2022 – likely to be via Zoom

The meeting closed at 8.30 pm

Chair:

Date:

St Stephen Parish Council Planning List May - June 2022

The planning applications listed here were considered by the Planning and Environment Committee on 9 June 2022 and submitted to St Albans District Council
Planning Applications – Bricket Wood

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

Comment: Objection- Development in the Green Belt without very special circumstances.

TP/2022/0219 Hsbc Training Centre Smug Oak Lane Bricket Wood

TPO 1527 area A1. Proposed removal of Pines nos 153,154,157 &159 within submitted tree survey - 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

Comment: We ask that reference is made to the LVIA documentation relied upon at the Public Inquiry by the promoters of the site - screening should be retained.

5/2022/1176 3 Hanstead Cottages, Bricket Wood AL2 3PH

Demolition of existing outbuilding and sheds, construction of two, three bedroom semi-detached dwellings with detached double garages and associated landscaping and parking

Comment: Strong Objection - inappropriate development within the Green Belt without very special circumstances. The development would be detrimental to the openness of the Green Belt and the proposed design is incompatible with adjacent properties, out of keeping with the street scene. Over development of the plot. Potential impact on protected species.

5/2022/1160 47 Ashridge Drive Bricket Wood Hertfordshire AL2 3SR

Part two part single storey rear and side extension with juliette balcony and roof lights. Single storey front extension and garage conversion to habitable space. Alterations to openings

Comment: We draw officers attention to concerns about impact on the street scene

5/2022/1105 3 Short Lane Bricket Wood Hertfordshire AL2 3SE

Two semi-detached three bedroom dwellings with associated parking following partial demolition of existing dwelling and garage

Comment: Concern about the lack of amenity space for plot on the right.

Planning Applications – Park Street

5/2022/1247 37 Burston Drive Park Street St Albans Hertfordshire AL2 2HP

Subdivision of plot and construction of a two semi-detached dwellings following demolition of existing dwelling, alterations to existing vehicle crossovers, associated landscaping works and parking

Comment: Ask that the Council consider putting a TPO on the mature tree in the back which is a sky line feature

Planning Applications – Chiswell Green

None