

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting

Held on **Thursday 8 June 2023** at **7.30pm**

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

Present Councillors

David Brannen

Ajanta Hilton

David Yates

Richard Curthoys

Co-opted Committee Member: Stuart Fray (CGRA)

Also present:

Amanda Feron, Assistant Clerk

1 member of the public

## **AGENDA**

**2324/PE/001 To elect a chair of the Planning and Environment Committee for this year 2023/2024**

**Resolved:** Cllr Hilton proposed, seconded Cllr Brannen to nominate Cllr Yates as chair for the year 2023/2024.

**Votes:** For, unanimous

**Motion Carried**

**2223/PE/002 To receive and accept apologies for absence**

Apologies received and accepted from Cllrs Skelton and Pryce

**2223/PE/003 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

**2223/PE/004 To agree the minutes of the meeting held on 13 April 2023.**

**Resolved:** Proposed Cllr Brannen, seconded Cllr Yates that the minutes from 13 March be agreed and signed as a true record.

**Votes:** For, unanimous

**Motion Carried**

**2223/PE/005 Public Participation**

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

None

**2223/PE006 To discuss, consider options and to agree actions going forward in reference to dog walking businesses using our grounds. Byelaws attached.**

Action: Cllr Yates and Assistant Clerk to investigate licence for professional dog walkers in Greenwood Park and report back to the committee.

**2223/PE/007 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations, mobile phone masts as on the Planning List.**

**2223/PE/008 To receive planning reports**  
a. **Enforcement updates**  
None

**2223/PE/009 Clerks Report**

Telephone notification from a resident of a potential development at Westfields Farm AL3 3LE. Planning Committee were aware.

### **St Stephen Parish Council Planning List June 2023**

**The planning applications listed here will be considered by the Planning and Environment Committee on 8<sup>th</sup> June 2023 and comments submitted to St Albans District Council via delegated powers**

#### **Planning Applications – Chiswell Green**

**Planning Ref: Application No: 5/2023/0914- 28 Farringford Close Chiswell Green AL2 3HS**

Single storey rear extension with flat roof over existing garage, raising of roof to accommodate loft conversion with rear dormer and front roof lights.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0914#VIEW?RefType=PBDC&KeyNo=127062>

**Comment no comment**

**Planning Ref: Application No: 5/2023/1039-33 Driftwood Avenue Chiswell Green St Albans AL2 3DE**

Single storey rear extension with rooflights following demolition of existing conservatory.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1039#VIEW?RefType=PBDC&KeyNo=127226>

**Comment: no comment**

**Planning Ref: Application No: 5/2023/0811- Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire.**

Variation of Condition 2 (approved plans) to allow alterations to the roof profile of the central part of the Assisted Living building, and alterations to the layout, fenestration and detailing of the Assisted Living building and some of the care bungalows for 5/2020/3022 allowed on appeal dated 31/01/2022 for Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary works. <https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0811#VIEW?RefType=PBDC&KeyNo=126916>

**Comment: no comment**

**Planning Ref: Application No: 5/2023/0962-13 Tennyson Road Chiswell Green St Albans Hertfordshire AL2 3HX**

Two storey side and rear extension following demolition of existing detached garage and alterations to openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0962#VIEW?RefType=PBDC&KeyNo=127125>

Comment: no comment

**Planning Ref: Application No: 5/2023/0971-57 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AA**

Demolition of existing garage and construction of single storey front extension, two storey side and part, part two storey rear extensions and alterations to openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0971#VIEW?RefType=PBDC&KeyNo=127136>

Comment: out of keeping with existing and an unwelcome addition to the street scene.

**Planning Ref: Application No: 5/2023/1101-10 Carisbrooke Road Chiswell Green St Albans AL2 3HR**

Single storey front and side extensions to facilitate garage conversion to habitable accommodation, single storey rear extension with rooflights and front porch canopy.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1101#VIEW?RefType=PBDC&KeyNo=127295>

Comment: no comment at present.

**Planning Ref: Application No: 5/2023/0903-330 Watford Road Chiswell Green St Albans AL2 3DP**

Single and two storey rear and two storey side extensions together with the front porch.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0903#VIEW?RefType=PBDC&KeyNo=127048>

Comment: no comment

**Planning Ref: Application No: 5/2023/0867- Chiswell Green United Reformed Church Watford Road Chiswell Green St Albans AL2 3HG**

Demolition and replacement of existing self-contained community/church hall and associated facilities with covered open sided link to existing church, alterations to parking and landscaping, relocation of outbuildings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0867#VIEW?RefType=PBDC&KeyNo=126997>

Comment: no comment

**Planning Ref: Application No: 5/2023/1052- Hanrox Meadow Blunts Lane Potters Crouch St Albans AL2 3NJ**

New welfare and storage building.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1052#VIEW?RefType=PBDC&KeyNo=127243>

Comment: no comment

## Planning Applications-Bricket Wood

**Planning Ref: Application No: 5/2023/0751- Little Oaks Lye Lane Bricket Wood AL2 3TE**

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%3A%205%2F2023%2F0751#VIEW?RefType=PBDC&KeyNo=126852>

Comment: no comment

**Planning Ref: Application No: 5/2023/0983- Copsewood Lye Lane Bricket Wood**

Outline planning application (access sought) for residential development of up to 190 dwellings and associated works. <https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0983#VIEW?RefType=PBDC&KeyNo=127150>

**Comment: Unsustainable development in a green belt location for which no very special circumstances exist. Request Call in if not referred to committee by officers.**

**Planning Ref: Application No: 5/2023/0945- Queen Elizabeth The Queen Mother Centre Station Road Bricket Wood AL2 3PJ**

Variation of Conditions 11 (verification report) & 12 (remediation strategy) to allow soil remediation to take place prior to occupation of planning permission 5/2019/2333 allowed at appeal on 02/10/2020 for Demolition of existing building and construction of nine supported living dwellings consisting of two detached and four semi-detached bungalows, two storey building containing three flats and staff facilities and associated parking, landscaping and access.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0945#VIEW?RefType=PBDC&KeyNo=127103>

**Comment: no comment**

**Planning Ref: Application No: 5/2023/0860-31 Bucknalls Drive Bricket Wood AL2 3XJ**

Raising and alterations to roof to facilitate loft conversion with front and rear dormers, conversion of conservatory to habitable room, new openings and alterations to openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0860#VIEW?RefType=PBDC&KeyNo=126989>

**Comment: officers should reassure themselves that there is no impact on the street scene.**

**Planning Ref: Application No: 5/2023/1029-3 Elderberry Close Bricket Wood AL2 3RP**

Two storey front extension and alterations to openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1029#VIEW?RefType=PBDC&KeyNo=127211>

**Comment: no comment**

**Planning Applications-Park Street**

**Planning ref: Application No: 5/2023/0684-Unit 7 Ventura Park Old Parkbury Lane Colney Street St Albans Hertfordshire**

Change of use from Class B8 (storage and distribution) to Class B8 or Film and TV studio use, alterations to existing building, removal/demolition of existing structures and erection of three storey office block and Film and TV production supporting structures, use of hardstanding for Film and TV production ancillary uses, erection of acoustic and security fencing with access gates, new vehicle accesses, landscaping and associated works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0684#VIEW?RefType=PBDC&KeyNo=126767>

**Comment: no comment**

**Planning Ref: Application No: 5/2023/0809-50-52 Mayflower Road Park Street**

Removal of Condition 5 (withdrawal of development rights - enlargements) of planning permission 5/2021/3381 dated 27/01/2022 for Demolition of existing dwellings and garages and construction of three, four bedroom detached dwellings, altered and new vehicular access, new bin stores and associated landscaping works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0809#VIEW?RefType=PBDC&KeyNo=126914>

Comment: removal of development rights is inappropriate. Planning Permission should be sought for the garden rooms.

**Planning Ref: Application No: 5/2023/1001-97 How Wood Park Street St Albans AL2 2RZ**

Demolition of side extension and construction of single storey front and side extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1001#VIEW?RefType=PBDC&KeyNo=127176>

Comment: no comment

**Planning Ref: Application No: 5/2023/1021-20 Spooners Drive Park Street St Albans AL2 2HL**

Single storey rear extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1021#VIEW?RefType=PBDC&KeyNo=127200>

Comment: no comment

**Planning Ref: Application No: 5/2023/1090-5 Pilgrim Close Park Street St Albans AL2 2JD**

Two storey side and single storey rear extensions.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1090#VIEW?RefType=PBDC&KeyNo=127285>

Comment: officers should consider the impact on the street scene bearing in mind the appeal decision taken on number 19 Pilgrim Close.

**Planning Ref: Application No: 5/2023/0862-17 Park Street Lane Park Street St Albans AL2 2NB**

Conversion of existing side projection to a granny annexe following single storey side extension.

Conversion of detached garage to gym/playroom following single storey side and rear extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0862#VIEW?RefType=PBDC&KeyNo=126995>

Comment: no comment

**Planning Ref: Application No: 5/2023/0972-94 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HD.**

Hip to gable roof alterations with two front dormer windows to accommodate extension of habitable accommodation, two storey rear, single storey front extension and alteration to openings and new patio.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0972-94%20#VIEW?RefType=PBDC&KeyNo=127138>

Comment: no comment