

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

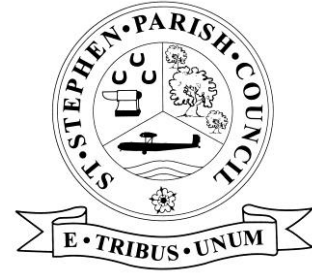
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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

Held on **Thursday 12 October 2023 at 7.30pm**

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

Present Councillors:

David Brannen

Bill Pryce

Richard Curthoys

Co-opted Committee Member: Stuart Fray (CGRA)

Amanda Feron, Assistant Clerk

2 members of the public

To nominate a chair for the meeting

Cllr Curthoys proposed, seconded Cllr Brannen to nominate Cllr Pryce to be chair for the meeting.

2324/PE/029 To receive and accept apologies for absence.
Apologies received and accepted from Cllrs Skelton and Yates.

2324/PE/030 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

2324/PE/031 To agree the minutes of the meeting held on 13 July 2023.
Resolved: proposed Cllr Curthoys, seconded Cllr Brannen that the minutes from 13 July be agreed and signed as a true record.

Votes: For, unanimous

Motion Carried

2324/PE/032 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 with planning application 5/2023/1976.

2324/PE/033 To discuss and agree any further action on licences for professional dog walkers in Greenwood Park. Report attached.
Resolved: proposed Cllr Curthoys, seconded Cllr Brannen that further action is not currently practicable. The Council will continue to monitor professional dog walkers using Greenwood Park.

Votes: For, unanimous

Motion Carried

2324/PE/034 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations, mobile phone masts as on the Planning List.

Resolved: proposed Cllr Curthoys, seconded Cllr Brannen that comments on applications included in the Planning List September/October 2023 agreed to be submitted to SADC.

Votes: For, unanimous

Motion Carried

2324/PE/035 To receive planning reports
a) Enforcement updates
None

2324/PE/036 To consider the Parish Council response to the St Albans Local Plan consultation.
Response noted.

2324/PE/037 Clerks Report

The meeting closed at 20:25pm

St Stephen Parish Council Planning List September/October 2023

The planning applications listed were considered by the Planning and Environment Committee on 12 October 2023 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Ref: 5/2023/1423 30 Chiswell Green Lane St Albans Hertfordshire AL2 3AN

Single storey side and rear extension with rooflights, front porch canopy, loft conversion to habitable accommodation with front and rear rooflights and rear dormer window and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1423#VIEW?RefType=PBDC&KeyNo=127715>

Comment: No comment

Planning Ref: 5/2023/1790 Burston Manor North Orbital Road Chiswell Green St Albans Hertfordshire AL2 2DS

Internal and external alterations to outbuilding. Alterations to outbuilding openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1790#VIEW?RefType=PBDC&KeyNo=128204>

Comment: No comment

Planning Ref: 5/2023/1846 Burston Manor North Orbital Road Chiswell Green St Albans AL2 2DS

Listed Building Consent - Internal and external alterations to outbuilding. Alterations to outbuilding openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1846#VIEW?RefType=PBDC&KeyNo=128283>

Comment: No comment

Planning Applications-Bricket Wood

Planning ref: 5/2023/1983 9 Oak Avenue Bricket Wood Hertfordshire AL2 3LG

Proposed garage attached to side of property

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1983#VIEW?RefType=PBDC&KeyNo=128484>

Comment: No comment

Planning ref: 5/2023/1990 17 South Riding Bricket Wood Hertfordshire AL2 3NG

Construction of a new detached dwellinghouse and associated landscaping and access

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1990#VIEW?RefType=PBDC&KeyNo=128495>

Comment: Objection. Overdevelopment of site, width of driveway is a concern for emergency services and refuse collection. Lack of privacy of neighbours' amenity space.

Planning ref. 5/2023/1430

Land Opposite 1 To 3 The Squirrels Brackendene Bricket Wood Hertfordshire

Construction of a detached dwelling with access and amenity space

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%3A%205%2F2023%2F1430#VIEW?RefType=PBDC&KeyNo=127723>

Comment: We ask that the Planning Officer check that the land is under the ownership of the applicant.

Planning ref:5/2023/2042

105 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3Xq

Construction of detached dwelling. Reduction of existing bungalow footprint. Alterations to openings.

Installation of rooflights. New parking space

[https://planningapplications.stalbans.gov.uk/planning/search-](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%3A%205%2F2023%2F1430#VIEW?RefType=PBDC&KeyNo=128572)

[applications?civica.query.FullTextSearch=%3A%205%2F2023%2F1430#VIEW?RefType=PBDC&KeyNo=128572](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%3A%205%2F2023%2F1430#VIEW?RefType=PBDC&KeyNo=128572)

To be revisited at the next Planning and Environment Committee meeting 9 November.

Amended Plans**Planning ref: 5/2023/0384 Land At And To Rear Of 82 And 84 Mount Pleasant Lane Bricket Wood Hertfordshire**

Demolition of existing dwelling and construction of three dwellings with associated landscaping works and parking

[https://planningapplications.stalbans.gov.uk/planning/search-](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0384#VIEW?RefType=PBDC&KeyNo=126385)

[applications?civica.query.FullTextSearch=5%2F2023%2F0384#VIEW?RefType=PBDC&KeyNo=126385](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0384#VIEW?RefType=PBDC&KeyNo=126385)

Previous Planning Comment made St Stephen Parish Council:

Comment: The committee wish to request that this application is called in on the basis of overdevelopment and involves the removal of protected trees. Cllr Yates to draft Call in form

Comment: As before

Appeal**Letter attached**

5/2020/2066 14 Tippendell Lane Chiswell Green St Albans AL2 3HL Demolition of existing bungalow and erection of replacement five bedroom dwelling with first floor rear balcony, associated landscaping works and addition of vehicular crossover.

Previous Planning Comment made St Stephen Parish Council:

Comment-Objection, design and bulk of property inappropriate within the street scene, loss of privacy to neighbouring properties

Comment: As before

Planning Applications-Park Street**Planning ref: 5/2023/1591 26 Dell Rise Park Street St Albans Hertfordshire AL2 2QJ**

Single storey side and rear extension, partial garage conversion to habitable accommodation

[https://planningapplications.stalbans.gov.uk/planning/search-](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1591#VIEW?RefType=PBDC&KeyNo=127942)

[applications?civica.query.FullTextSearch=5%2F2023%2F1591#VIEW?RefType=PBDC&KeyNo=127942](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1591#VIEW?RefType=PBDC&KeyNo=127942)

Comment: No comment

Planning ref: 5/2023/1871 5 How Wood Park Street St Albans Hertfordshire AL2 2QY

Single storey rear extension. Garage conversion to habitable rooms and front entrance porch

[https://planningapplications.stalbans.gov.uk/planning/search-](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1871#VIEW?RefType=PBDC&KeyNo=128318)

[applications?civica.query.FullTextSearch=5%2F2023%2F1871#VIEW?RefType=PBDC&KeyNo=128318](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1871#VIEW?RefType=PBDC&KeyNo=128318)

Comment: No comment

Planning ref: 5/2023/1881 49 Branch Road Park Street St Albans Hertfordshire AL2 2LU

Single storey infill and rear extensions. Construction of front porch

[https://planningapplications.stalbans.gov.uk/planning/search-](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1881#VIEW?RefType=PBDC&KeyNo=128333)

[applications?civica.query.FullTextSearch=5%2F2023%2F1881#VIEW?RefType=PBDC&KeyNo=128333](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1881#VIEW?RefType=PBDC&KeyNo=128333)

Comment: No comment

Planning ref: 5/2023/1945 151 Park Street Lane Park Street St Albans Hertfordshire AL2 2AZ

Erection of 1.9m high boundary fence

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%205%2F2023%2F1945#VIEW?RefType=PBDC&KeyNo=128425>

Comment: Objection. Insufficient detail in application of description of fence to match existing, the height of the fence is a concern, limited parking, no off-street parking. Limits sightlines for neighbouring property.

Planning ref: 5/2023/1969 Land at Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire

Notice of an application to satisfy planning obligations under Schedule 2 Part 5 Clause 2 (enhanced sports facilities) of Section 106 Agreement dated 26/05/2017 relating to 5/2015/0990 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 51x 3 bed houses, 52x 4 bed houses and 19x 5 bed houses) with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%205%2F2023%2F1969#VIEW?RefType=PBDC&KeyNo=128466>

Comment: No comment

Planning ref: 5/2023/1863 37 Burston Drive Park Street St Albans Hertfordshire AL2 2HP

Replacement dwelling with associated landscaping following demolition of existing dwelling

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1863#VIEW?RefType=PBDC&KeyNo=128306>

Comment: Objection. Overdevelopment of site, not in accordance with the St Stephen Parish Neighbourhood Plan.

Planning ref: 5/2023/1976 67 Mayflower Road Park Street St Albans Hertfordshire AI2 2Qn

Demolition of existing dwelling. Construction of two dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1976#VIEW?RefType=PBDC&KeyNo=128476>

Comment: Objection. Overdevelopment of site, out of keeping with the street scene and not in accordance with the St Stephen Parish Neighbourhood Plan. We suggest that the windows on the second floor should have obscure glass. We suggest that an archaeological survey of Roman kiln of historical significance in garden is completed.

Planning ref: 5/2023/1904 Land at Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire

Notice of an application to satisfy planning obligations under Schedule 2 Part 1 Clause 1 (public open space specification), Part 2 Clause 1 (public open space maintenance scheme), Part 3 Clause 1 (off site public open space specification) and Part 4 Clause 1 (off site public open space maintenance scheme) of Section 106 Agreement dated 26/05/2017 relating to 5/2015/0990 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 51x 3 bed houses, 52x 4 bed houses and 19x 5 bed houses) with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1904#VIEW?RefType=PBDC&KeyNo=128362>

Comment: No comment

Planning Ref: 5/2023/1927 49 Branch Road Park Street Hertfordshire AL2 2LU

Loft conversion with rear dormer window and two front rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1927#VIEW?RefType=PBDC&KeyNo=128401>

Comment: we suggest the siting of dormer and skylight is reversed to prevent overlooking of neighbouring properties.