

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 13 July 2023 at 7.30pm**

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

Present Councillors

David Brannen

David Yates (Via Zoom)

Richard Curthoys

Bill Pryce

Also present:

Amanda Feron, Assistant Clerk

2 members of the public

District Councillor Nuala Webb from Item 015

Matthew Green, Griggs Homes until item 015

Oliver Myrant Wilson, Griggs Homes until item 015

David Prince, Park Street Baptist Church until item 015

AGENDA

2324/PE/010 To nominate a chair for the meeting.

Resolved: Cllr Brannen proposed, seconded Cllr Curthoys to nominate Cllr Pryce as chair for the meeting.

Votes: For, unanimous

Motion Carried

2324/PE/011 To receive and accept apologies for absence.

Apologies received and accepted from Cllr Skelton and Co-opted Member Stuart Fray

2324/PE/012 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

2324/PE/013 To agree the minutes of the meeting held on 8 June 2023.

Resolved: Proposed Cllr Brannen, seconded Cllr Curthoys that the minutes from 8 June be agreed and signed as a true record.

Votes: For, unanimous

Motion Carried

2324/PE/014 Public Participation

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

None

2324/PE/015 To invite Oliver Myrants Wilson, Land and Planning Director from Griggs Homes to speak with members of the Parish Council about the proposed development of the site at Park Street Baptist Church, Penn Road, Park Street, St Albans AL2 2QF.

Oliver Myrants Wilson, Matthew Green and David Prince discussed proposed application at Park Street Baptist Church for the information of the Planning and Environment Committee and St Stephen Parish Council.

Oliver Myrant Wilson stated that the development will deliver a new church building on the site and will be 40-50% affordable housing.

Councillor Webb asked about the number of 3 bedroom houses and type of affordable houses in the development. Oliver Myrant Wilson replied that the development is focused on 3 and 4 bedroom houses and there will be affordable 2 and 3 bedroom houses and apartments.

2324/PE/016 To note the sites in the Parish that have been put forward in the Local Plan.

Action: Assistant Clerk to suggest dates to the Committee for an additional meeting in early to mid-August.

2324/PE/017 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations, mobile phone masts as on the Planning List.

2324/PE/018 To receive planning reports

a) Enforcement updates

None

2324/PE/019 Clerks Report

St Stephen Planning Application 5/22/2990 refused.

St Stephen Parish Council Planning List July 2023

The planning applications listed were considered by the Planning and Environment Committee on 13th July 2023 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning ref: 5/2023/1359 Noke Lane Business Centre Noke Lane St Albans Hertfordshire

Demolition of existing units and construction of apartment block consisting of 9 studio, 27 one bedroom and 21 two bedroom apartments with associated bin stores, landscaping and parking

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1359#VIEW?RefType=PBDC&KeyNo=127637>

Comment: Object in principle to unsustainable location, number of units and lack of amenity space

Planning Applications-Bricket Wood

Planning ref: 5/2023/1310 34 Jordans Way Bricket Wood Hertfordshire AL2 3SI

Loft conversion to habitable accommodation with roof light and rear and front dormer windows and single storey front and side extensions

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1310#VIEW?RefType=PBDC&KeyNo=127568>

Comment: No comment

Planning Applications-Park Street

Planning ref: 5/2023/1161 4B And C Frogmore St Albans Hertfordshire AL2 2LP

Render repaired and painted, removal of extract and signage, repairs to roof, replacement windows, demolition of existing lean to and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1161%20#VIEW?RefType=PBDC&KeyNo=127376>

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Comment: No comment

Planning ref: 5/2023/1268 38 Penn Road Park Street St Albans Hertfordshire AL2 2QU

Part single, part two storey front and rear, and two storey side extensions with rear Juliette balcony, and loft conversion to habitable accommodation with rear dormer and front rooflights.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1268#VIEW?RefType=PBDC&KeyNo=127508>

Comment: No comment

Planning ref: 5/2023/1301 110A Park Street Lane Park Street St Albans Hertfordshire AL2 2JG

Variation of Condition 2 (approved plans) to alter approved driveway and landscaping and install access gate and boundary fencing of planning permission 5/2021/0026 dated 11/03/2021 for Construction of 3 bedroom chalet bungalow with habitable loft space.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1301#VIEW?RefType=PBDC&KeyNo=127555>

Comment: Objection does not fit well with the street scene.

Planning ref: 5/2023/1141 34 Park Street Lane Park Street St Albans Hertfordshire AL2 2JB

Single storey front porch extension, part single, part two storey rear extension with rooflight, garage conversion to habitable accommodation and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1141#VIEW?RefType=PBDC&KeyNo=127346>

Comment: No comment

Planning Ref: 5/2023/1137 151 Park Street Lane Park Street St Albans Hertfordshire AL2 2AZ

Certificate of Lawfulness (proposed) - Single storey side extension, loft extension with dormer to rear and roof lights to the front

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1137#VIEW?RefType=PBDC&KeyNo=127343>

Comment: Objection to dormer windows overlooking neighbouring properties. Contravenes St Albans 1994 Plan and National Planning Policy Framework.

Tree ref: TP/2023/0262 159 Watling Street Park Street St Albans Hertfordshire AL2 2NZ

Pine tree in the rear garden (T1 - on sketch plan) reduce lowest 8 lateral limbs by 1.5m, to reduce the encroachment over the lawn area, the lowest 2 limbs also shortened back by 1.5 metres over the neighbour's driveway area on the rear of the tree.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=TP%2F2023%2F0262%20#VIEW?RefType=PBDC&KeyNo=127396>

Comment: We have concerns about the tree's ability to recover based on species and suggest Andrew Branch, St Albans District Council, Arboricultural Officer consider the application.