

# 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 14 December 2023** at **7.30pm**

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

Present Councillors:

David Brannen      Bill Pryce      Richard Curthoys  
Mark Skelton      David Yates

Amanda Feron, Assistant Clerk

Nuala Webb, District Councillor

1 member of the public

**2324/PE/045** To receive and accept apologies for absence.  
Stuart Fray

**2324/PE/046** 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/047** To agree the minutes of the meeting held on 9 November 2023.  
**Resolved:** That the minutes from 9 November be agreed and signed as a true record.

**Votes:** For, unanimous

**Motion Carried**

**2324/PE/048** Public Participation  
To invite comment and questions from the public in accordance with the Public Speaking Policy.  
None

**2324/PE/049** 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:** That comments on applications included in the Planning List December 2023 agreed to be submitted to SADC.

**Votes:** For, unanimous

**Motion Carried**

**2324/PE/050** To receive planning reports  
a) Enforcement updates  
None

**2324/PE/051 Clerks Report**

The meeting closed at 8.30pm

## St Stephen Parish Council Planning List December 2023

The planning applications listed here were considered by the Planning and Environment Committee on 14 December 2023 and comments submitted to St Albans District Council via delegated powers

### Planning Applications – Chiswell Green

#### Planning ref: 5/2023/0983 Copsewood Lye Lane Bricket Wood Hertfordshire

Outline planning application (with access sought) for the residential redevelopment of the site for 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>

Resubmission of original 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: 5/2023/0903 330 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DP

Part single, part two-storey rear extension with side facing dormer windows, two-storey side extension, front porch and alterations to front dormer windows and roof

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

Comment: No comment

### Planning Applications-Bricket Wood

#### Planning ref: 5/2023/2386 The Coach House Chequers Lane Garston Watford Hertfordshire WD25 0GR

Electricity Act 1989 Consultation - To divert part of the low voltage overhead line as part of routine refurbishment works to the network. The proposed new alignment of the overhead line is approximately 15m from the nearest small support of the existing

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2386#VIEW?RefType=PBDC&KeyNo=129029>

Comment: No comment

#### Planning ref: 5/2023/2303 2 Reynards Way Bricket Wood Hertfordshire AL2 3SF

Garage conversion to habitable accommodation and replace garage door into window

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2303#VIEW?RefType=PBDC&KeyNo=128925>

Comment: No comment

#### Planning ref: 5/2023/2185 Yard Rear of Wexhams Lye Lane Bricket Wood Hertfordshire

Construction of detached bungalow with associated works (part retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2185#VIEW?RefType=PBDC&KeyNo=128772>

Comment: No comment

#### Planning ref: 5/2023/2225 26 West Riding Bricket Wood Hertfordshire AI2 3Qp

Single storey rear extension, raising of roof and conversion of loft with front and rear dormer windows, conversion of garage and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2225%20#VIEW?RefType=PBDC&KeyNo=128830>

Comment: No comment

#### Planning ref: 5/2023/2419 11 Juniper Avenue Bricket Wood Hertfordshire AI2 3Lr

Single storey rear extension and front porch, alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2419#VIEW?RefType=PBDC&KeyNo=129070>

Comment: No comment

**Planning ref: 5/2023/2342 Woodview Lodge Lye Lane Bricket Wood Hertfordshire AI2 3Tw**

Extension to existing Gypsy/Traveller site comprising the creation of eight additional pitches comprising the siting of eight static caravans and eight touring caravans, alongside associated infrastructure and erection of shared dayroom

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2342#VIEW?RefType=PBDC&KeyNo=128975>

Comment: Inappropriate development on Green Belt land.

**Planning Applications – Park Street**

**Planning ref: 5/2023/2307 Hedges Farm North Orbital Road St Albans Hertfordshire AL2 2ET**

Consolidation of existing farm use involving demolition and replacement of agricultural sheds/enclosures, with new access track, fencing and associated works

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2307#VIEW?RefType=PBDC&KeyNo=128933>

Comment: The Parish Council supports this application

**Planning ref: 5/2022/0267 Land Between Caravan Site and Watling Street Park Street St Albans Hertfordshire**

Outline application (access) - Erection of up to 95 dwellings, including 40% affordable dwellings and 5% self-build and custom build dwellings, public open space, landscaping and associated infrastructure - AMENDED & ADDITIONAL INFORMATION

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2022%2F0267#VIEW?RefType=PBDC&KeyNo=122334>

Resubmission of original comment: Strong Objection, inappropriate development in an unsustainable location within the Green Belt without proven justification that the benefits outweigh the detrimental impacts. Extreme concern over coalescence between Park Street and St Albans. Access to the development being sited on the brow of a hill is unsafe

[Planning Appeals](#)

[Previous Comments](#)

**5/2022/1516 - Land adjacent to 55 Bucknells Drive, Bricket Wood.**

Construction of 12 bungalows with associated access, parking, refuse provision and landscaping

Comment: The Parish Council is in support of the application

**5/2023/1029-3 Elderberry Close Bricket Wood AL2 3RP**

Two storey front extension and alterations to openings.

Comment: No comment