

# 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 9 November 2023** at **7.30pm**

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

Present Councillors:

David Brannen

Bill Pryce

Mark Skelton

David Yates

Co-opted Committee Member: Stuart Fray (CGRA)

Nuala Webb, District Councillor

Amanda Feron, Assistant Clerk

2 members of the public

**2324/PE/038** To receive and accept apologies for absence.

**2324/PE/039** 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/040** To agree the minutes of the meeting held on 12 October 2023

**Resolved:** proposed Cllr Pryce, seconded Cllr Brannen that the minutes from 12 October be agreed and signed as a true record.

**Votes:** For, unanimous

**Motion Carried**

**2324/PE/041** Public Participation

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

Two members of the public spoke about planning application 5/2023/2042

**2324/PE/042** 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 Pryce, seconded Cllr Brannen that comments on applications included in the Planning List November 2023 agreed to be submitted to SADC.

**Votes:** For, unanimous

**Motion Carried**

**2324/PE/043** To receive planning reports

a) Enforcement updates

None

**2324/PE/044** Clerks Report

The Assistant Clerk informed Councillors that concerns have been raised by a member of the public about the number of dogs being walked by individuals at Greenwood Park. This issue is being monitored by Parish Council staff and the concern has been noted.

## St Stephen Parish Council Planning List November 2023

The planning applications listed here were considered by the Planning and Environment Committee on 9 November 2023 and comments submitted to St Albans District Council via delegated powers

### Planning Applications – Chiswell Green

#### Planning ref: 5/2023/2009 6 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AB

Single storey side and rear extensions, alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=Planning%20ref%3A%205%2F2023%2F2009#VIEW?RefType=PBDC&KeyNo=128516>

Comment: St Stephen Parish Council notes and endorses objection from the neighbouring property which has been received by St Albans Planning.

#### Planning ref: 5/2023/1284 373 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DD

Single storey front, side and rear extensions following removal of existing conservatory, garage conversion to habitable accommodation, reconfiguration of roof and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1284#VIEW?RefType=PBDC&KeyNo=127525>

Comment: No comment

### Planning Applications-Bricket Wood

#### 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-applications?civica.query.FullTextSearch=5%2F2023%2F2042#VIEW?RefType=PBDC&KeyNo=128572>

Comment: Strong Objection, over development of site, out of keeping with the area, not in keeping with the street scene, poor design, failure to provide adequate parking, poor standard of accommodation for future occupiers of bungalow.

#### Planning ref: 5/2023/2030 39 West Riding Bricket Wood Hertfordshire AL2 3QD

Rear extension and outbuilding

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2030#DOC?DocNo=9898858>

Comment: No comment

#### Planning ref: 5/2023/2083 103 Old Watford Road Bricket Wood Hertfordshire AL2 3UN

Single storey rear extension and new front and rear dormers to create extensions to existing loft space

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2083#VIEW?RefType=PBDC&KeyNo=128636>

Comment: No comment

#### Planning ref: 5/2023/2121 The Old Fox Ph School Lane Bricket Wood Hertfordshire AL2 3XU

Change of use and conversion from Public House to residential dwelling (Class C3) (resubmission following refusal of 5/2023/0576)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2121#VIEW?RefType=PBDC&KeyNo=128689>

Comment: Objection on the basis that it has not been previously marketed as a sensible price as a going concern. Should the council be minded to approve this application then there should be no question of any permitted development rights.

### Planning Applications – Park Street

#### Planning ref: 5/2023/2061 224A Park Street Lane Park Street St Albans Hertfordshire AL2 2Aq

Replacement of rear window and two rear patio doors with three bi-fold doors

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2061#VIEW?RefType=PBDC&KeyNo=128596>

Comment: No comment

**Planning ref: 5/20231905 162 Radlett Road Frogmore St Albans Hertfordshire AL2 2EI**

Permission in Principle - Construction of four, five bedroom detached dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1905#VIEW?RefType=PBDC&KeyNo=128739>

Comment: Objection. The committee wish to request that this application is called in on the basis of gross overdevelopment of green belt site in an unsustainable location. The application contravenes St Stephen Parish Council Neighbourhood Plan, St Albans Local Plan and the National Planning Policy Framework.

**Planning ref: 5/2023/1164 32 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW**

Front extension and raising of roof of existing garage and conversion to residential accommodation, with a linking room between the house and the new accommodation. Refurbishment of existing house, alterations to openings and installation of rooflights.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1164#VIEW?RefType=PBDC&KeyNo=127378>

Comment: No comment