

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 11 January 2024 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

Co-opted Committee Member: Stuart Fray (CGRA) from item 2324/PE/049

Nuala Webb, District Councillor

Amanda Feron, Assistant Clerk

5 members of the public

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

None.

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 14 December 2023.

Resolved: That the minutes from 14 December 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.

A member of the public commented on the proposed data centre at Abbots Langley.

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 January 2024 are 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

Planning permission for the next phase of Woodbury Park improvements. The Committee agreed that the improvements are minor works and therefore would be permitted developments under The Town and Country Planning (General Permitted Development) (England) Order 2015.

The meeting closed at 8.34pm

St Stephen Parish Council Planning List January 2024

The planning applications listed here will be considered by the Planning and Environment Committee on 11 January 2024 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning ref: 5/2023/2479 72 Tennyson Road Chiswell Green St Albans Hertfordshire AL2 3HY

Alterations to first floor flank window (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2479#VIEW?RefType=PBDC&KeyNo=129137>

Comment: No comment

Planning ref: 5/2023/2191 30 Tippendell Lane and Land Rear Of 26 And 28 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HI

Demolition of existing bungalow and construction of a new single storey dwelling with habitable roof space, and three further two storey dwellings on land to the rear with new access road, associated landscaping and off street parking, alterations to existing

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2191#VIEW?RefType=PBDC&KeyNo=128782>

Comment: Objection, overdevelopment, inconsistent with the needs of the area as defined in the neighbourhood plan. Distance to houses in Farringford Close is under 27m. Trees are not sufficiently far from the houses and there is therefore potential to lose skyline trees.

Planning Applications-Bricket Wood

Planning ref: 5/2023/2294 68 Oakwood Road Bricket Wood Hertfordshire AL2 3QA

Two single storey rear extensions and squaring off two front bay windows

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2294#VIEW?RefType=PBDC&KeyNo=128916>

Comment: No comment

Planning ref: 5/2023/2226 Moor Mill Tanker Depot Smug Oak Lane Bricket Wood Hertfordshire.

Outline application (access sought) - Construction of nine dwellings with new access, parking and associated works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2226#VIEW?RefType=PBDC&KeyNo=128829>

Comment: Objection, inappropriate development on Green Belt, the committee is concerned with visual impact and the effect on openness.

Planning Applications – Park Street

Planning ref: 5/2023/2443 - Valid From 04/12/2023 Land Off Orchard Drive Park Street St Albans Hertfordshire

Submission of Reserved Matters (appearance, landscaping, layout, scale) for outline permission 5/2021/2730 dated 21/06/2022 for Construction of up to 30 dwellings with garages and associated parking, landscaping and access works (resubmission following refusal of 5/2022/2747)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2443#VIEW?RefType=PBDC&KeyNo=129099>

Comment: No comment

Planning ref: 5/2023/2462 143-145 Harper Lane Shenley Radlett Hertfordshire WD7 9HG

Demolition of existing site buildings and erection of nine dwellings and associated hard and soft landscaping

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2462#VIEW?RefType=PBDC&KeyNo=129121>

Comment: No comment

Planning ref: 5/2023/2372 5 Burston Drive Park Street St Albans Hertfordshire AL2 2HR

Single storey front porch and side extensions, loft conversion to habitable accommodation with front rooflights and rear dormer window with juliette balcony, removal of existing chimney breast and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2372#VIEW?RefType=PBDC&KeyNo=129011>

Comment: No comment

Planning ref: 5/2023/2383 19 Hawfield Gardens Park Street St Albans Hertfordshire AL2 2PB

Demolition of existing bungalow and construction of two detached dwellings with associated access and parking

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2383#VIEW?RefType=PBDC&KeyNo=129025>

Comment: Very strong objection, overdevelopment of the site and out of keeping with the area, does not comply with the St Stephen Neighbourhood Plan. In particular, closeness of the houses to neighbours, lack of amenity space, parking swept path analysis would not allow parking if there was a car in Magnolia Close. Councillor Yates to draft call in form.

Planning ref: 5/2023/2334 16 Park Street Lane Park Street St Albans Hertfordshire AL2 2NB

Two storey side and single storey front extensions, alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2334#VIEW?RefType=PBDC&KeyNo=128962>

Comment: No comment