

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

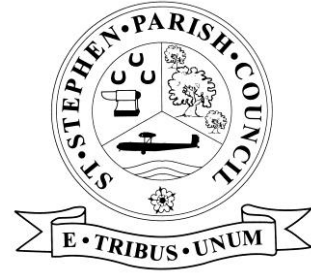
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting  
Held on **Thursday 8 February 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

Also present:

Nuala Webb, District Councillor

Amanda Feron, Assistant Clerk

1 member of the public

**2324/PE/052** To receive and accept apologies for absence.

Apologies received and accepted for Cllrs Skelton and Curthoys.

**2324/PE/053** Declarations of interest and dispensations

- To receive declarations of interest from councillors on items on the agenda  
Cllr Yates declared an interest in planning application 5/2024/0013
- To receive written requests for dispensations for declarable interests; and  
None
- To grant any requests for dispensation as appropriate.  
None

**2324/PE/054** To agree the minutes of the meeting held on 11 January 2023.

**Resolved:** That the minutes from 11 January be agreed and signed as a true record.

**Votes:** For, unanimous

**Motion Carried**

**2324/PE/055** 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 mobile phone mast at Bucknalls Drive.

**2324/PE/056** 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 February 2024 are agreed to be submitted to SADC.

**Votes:** For, unanimous

**Motion Carried**

**2324/PE/057** To receive planning reports

**a) Enforcement updates**

None received

**2324/PE/058** Clerks Report

The Assistant Clerk informed the committee that the solar panel installation at Greenwood Park Community Centre is in progress.

The meeting closed at 8.26pm

DRAFT

## St Stephen Parish Council Planning List February 2024

The planning applications listed here were considered by the Planning and Environment Committee on 8 February 2024 and comments submitted to St Albans District Council via delegated powers

### Planning Applications – Chiswell Green

#### Planning ref: 5/2023/2573 34 Hawthorn Way Chiswell Green St Albans Hertfordshire AL2 3BH

Part two storey, part first floor side extension, single storey rear extension with rooflights, partial garage conversion and new roof to front porch and storeroom.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2573#VIEW?RefType=PBDC&KeyNo=129267>

Comment: No comment

#### Planning ref: 5/2023/2509 5 Barry Close St Albans Hertfordshire AL2 3HN

Demolition of garage and construction of single storey side and rear extension and front porch

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2509#VIEW?RefType=PBDC&KeyNo=129172>

Comment: No comment

#### Planning ref: 5/2024/0083 17 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AY

Demolition of existing single storey side garage and rear conservatory and construction of part single, part two storey front, side and rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0083#VIEW?RefType=PBDC&KeyNo=129448>

Comment: No comment

#### Planning ref: 5/2024/0013 6 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ

Two storey side and rear extension with rear balcony, single storey front and rear extensions, loft conversion to habitable accommodation with front rooflights and rear dormers, and associated works following demolition of existing single storey side.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0013#VIEW?RefType=PBDC&KeyNo=129351>

Comment: No comment

#### Planning ref: 5/2024/0105 108 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ

Demolition of existing bungalow and construction of a replacement chalet bungalow

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0105#VIEW?RefType=PBDC&KeyNo=129479>

Comment: Not in keeping with the St Stephen Neighbourhood Plan policy S2, support for 1 and 2-3 bedroom houses.

## Planning Applications-Bricket Wood

### Planning ref: 5/2023/2393 131 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XQ

Part single, part two storey side and rear extensions, front porch and front bay window, replacement windows and doors and new driveway and access.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2393#VIEW?RefType=PBDC&KeyNo=129038>

Comment: Not in keeping with the St Stephen Neighbourhood Plan policy S3: Character of Development.

### Planning ref: 5/2023/2512 Bricket Wood Common School Lane Bricket Wood Hertfordshire

Variation of Condition 2 (approved plan) to first 6m of access will not be surfaced with bound material (but compacted quarry stone) and will include a gate and fencing to planning permission 5/2021/2683 dated 07/02/2022 for new vehicle access from Mount Pleasant Lane.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2512#VIEW?RefType=PBDC&KeyNo=129177>

Comment: No comment

### Planning ref: 5/2024/0050 7 Rowan Close Bricket Wood Hertfordshire AL2 3XP

Two storey side extension with integral garage and single storey rear extension with rooflights following demolition of existing single storey side and rear projections, replacement porch.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0050#VIEW?RefType=PBDC&KeyNo=129400>

Comment: No comment

### Planning ref: 5/2023/2516 1 Hornbeams Bricket Wood Hertfordshire AL2 3SP

Construction of detached dwelling with associated parking, widening of dropped kerb and associated works (resubmission following refusal of 5/2023/0377)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2516#VIEW?RefType=PBDC&KeyNo=129184>

Comment: Not characteristic of the area. We have reservations about the size of the building on the plot and ask that the District Council check the amenity space.

### Planning ref: 5/2023/2527 1A Oakwood Road Bricket Wood Hertfordshire AL2 3PT

Garage conversion to habitable accommodation and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2527#VIEW?RefType=PBDC&KeyNo=129196>

Comment: No comment

**Planning ref: 5/2023/2134 Butter Foal Stud And Tack Shop Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN**

Single story dwelling with basement level and associated lightwells. Demolition of the existing stables and construction of replacement stables. Modification to the fence line between the existing buildings and the paddock field

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2134#VIEW?RefType=PBDC&KeyNo=128709>

**Comment:** We ask that the District Council be very diligent in checking volume against original building.

**Planning Applications – Park Street**

**Planning ref: 5/2023/2240 7 Handley Page Way Old Parkbury Lane Colney Street St Albans Hertfordshire AL2 2DQ**

Alterations to service yard and parking layout, construction of bike shelter, new vehicular access and associated works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2240#VIEW?RefType=PBDC&KeyNo=128844>

**Comment:** No comment

**Planning ref: 5/2023/2580 22 Old Orchard Park Street St Albans Hertfordshire AL2 2QB**

Ground floor wall demolition and loft conversion with two rear dormer windows (resubmission following refusal of 15/2023/1235)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2580#VIEW?RefType=PBDC&KeyNo=129279>

**Comment:** Strong objection, out of keeping with the St Stephen Neighbourhood Plan Policy S3: Character of Development, 1 and 2. Out of character with neighbouring property. The additional bedrooms require more than 2 parking spaces.

**Planning ref: 5/2023/2448 57 Birchwood Way Park Street St Albans Hertfordshire AL2 2SF**

Garden room with integral shed

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2448#VIEW?RefType=PBDC&KeyNo=129104>

**Comment:** No comment

**Planning ref: 5/2024/0007 6 Minister Court Frogmore St Albans Hertfordshire AL2 2NF**

Replacement front window (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0007#VIEW?RefType=PBDC&KeyNo=129342>

**Comment:** No comment

**Planning ref: 5/2023/2461 43 Heath Way Shenley Radlett Hertfordshire WD7 9FG**

Erection of rear garden shed (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2461#VIEW?RefType=PBDC&KeyNo=129122>

**Comment:** No comment

**Planning ref:5/2024/0112 17B Penn Road Park Street St Albans Hertfordshire AL2 2QT**

Two-storey rear extension with additional rooflights and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0112#VIEW?RefType=PBDC&KeyNo=129487>

Comment: We ask that the Planning Office carefully check the overlooking distances of the property behind and neighbouring properties.

**Planning ref: 5/2024/0079**

**St Albans Rangers Football Club Kingsley Green Harper Lane Shenley Radlett Wd7 9Hf**

Provision of enhanced sports facilities to include new changing rooms/ pavilion and addition of stone base to overspill parking area.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0079#VIEW?RefType=PBDC&KeyNo=129437>

Comment: The Parish Council supports this application.

**Appeal Notification**

**Land adjacent to Wexhams, Lye Lane, Bricket Wood, Herts AL2 3TB**

Comment: Objection,inappropriate development in Green Belt with no special circumstances. Chair to draft and circulate written representation to that effect.