

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 April 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 from item 2324/PE/070

Amanda Feron, Assistant Clerk

1 member of the public

2324/PE/066 To receive and accept apologies for absence.

None

2324/PE/067 Declarations of interest and dispensations

- To receive declarations of interest from councillors on items on the agenda
- To receive written requests for dispensations for declarable interests; and
- To grant any requests for dispensation as appropriate.

None

2324/PE/068 To agree the minutes of the meeting held on 14 March 2024.

Resolved: That the minutes from 14 March be agreed and signed as a true record.

Votes: For, unanimous

Motion Carried

2324/PE/069 Public Participation

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

A member of the public expressed thanks and appreciation to Councillor Yates for his prompt action to prevent cutting of shrubs on the land between Bricket Wood Social Club and the snicket without planning permission.

2324/PE/070 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 April 2024 are agreed to be submitted to SADC.

Votes: For, unanimous

Motion Carried

2324/PE/071 To receive planning reports

- Enforcement updates

None

2324/PE/072 To review and update Strategic Plan specific to the Planning and Environment Committee for subsequent approval by Full Council

Resolved: That the committee recommend to Full Council to accept the amendments to the Strategic Plan specific to the Planning and Environment Committee.

Votes: For, unanimous

Motion Carried

2324/PE/073 Clerks Report

The meeting closed at 8.30pm

St Stephen Parish Council Planning List April 2024

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

Planning Applications – Chiswell Green

Planning Application 5/2024/0270 27 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HW.

Replacement dwelling

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0248%20#VIEW?RefType=PBDC&KeyNo=129706>

Comment: Objection. Fenestration on the front elevation is overly dominant in the street scene.

Planning Application: 5/2024/0360 Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire

Application to discharge Section 106 obligation - Submission and approval of Bridleway and Access Improvement Scheme in accordance with Paragraph 1.1(a), Part 1, Schedule 1 pursuant to Condition 11, Bridleway and Access improvement scheme of planning perm

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0360#VIEW?RefType=PBDC&KeyNo=129842>

Comment: St Stephen Parish Council supports this application

Planning Application: 5/2024/0320 59 Chiswell Green Lane St Albans Hertfordshire AL2 3AI

Proposed new vehicular parking, new outbuilding, single storey rear extension and two storey side extension to align with attached property and loft conversion

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0320#VIEW?RefType=PBDC&KeyNo=129776>

Comment: Objection. Permissive development rights were withdrawn for this property following planning approval for application 5/13/0240.

Planning Application 5/2024/0364 1 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AA.

Single storey rear extension, internal alterations and addition of rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0364#VIEW?RefType=PBDC&KeyNo=129847>

Comment: No comment

Planning Application 5/2024/0445 13 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AA.

Demolition of existing garage and erection of single storey extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0445#VIEW?RefType=PBDC&KeyNo=129949>

Comment: No comment

Planning Applications-Bricket Wood

Planning Application: 5/2023/1990 17 South Riding Bricket Wood Hertfordshire AL2 3NG

Construction of a new detached dwellinghouse and associated landscaping and access

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1990#VIEW?RefType=PBDC&KeyNo=128495>

Comment: Strong objection for reasons already stated:

20 October 2023 Comment: Objection. Overdevelopment of site, width of driveway is a concern for emergency services and refuse collection. Lack of privacy of neighbours' amenity space.

Planning Application: 5/2024/0034 111A Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XQ

Prefabricated single storey timber insulated garden cabin (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0034#VIEW?RefType=PBDC&KeyNo=129374>

Comment: No comment

Planning Application 5/2024/0495 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 (resubmission following withdrawal of 5/2023/2042)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0495#VIEW?RefType=PBDC&KeyNo=130023>

Comment: Strong objection for reasons already stated:

16 November 2023, 5/2023/2042: 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.

St Stephen Parish Council would draw officers' attention to the descriptions in the Planning Statement (at Page 6) of proposed changes to address St Albans City and District Council's pre-application advice.

Planning Applications – Park Street

Planning Application 5/2024/0286 4B And 4C Frogmore St Albans Hertfordshire AL2 2LP

Facade alterations including render and ground floor window on the south east elevation. Front window replaced with reinstated door

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0286#VIEW?RefType=PBDC&KeyNo=129728>

Comment: St Stephen Parish Council supports this application as an enhancement to the conservation area.

Planning Application 5/2024/0451 226 Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ

Demolition of existing dwelling and construction of two detached dwellings with garages and associated landscaping and altered vehicular access

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0451#VIEW?RefType=PBDC&KeyNo=129961>

Comment: Objection. Does not meet local housing requirements. Not in keeping with the St Stephen Neighbourhood Plan policy S2, support for 1 and 2-3 bedroom houses.