

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 May 2024** at **7.30pm**

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

Present Councillors:

Bill Pryce Richard Curthoys

David Yates

Also present:

Amanda Feron, Assistant Clerk

1 member of the public

2425/PE/001 To receive and accept apologies for absence.

Apologies received and accepted for Cllrs Brannen and Skelton.

2425/PE/002 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

2425/PE/003 To agree the minutes of the meeting held on 11 April 2024.

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

Votes: For, unanimous

Motion Carried

2425/PE/004 Public Participation

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

None

2425/PE/005 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 May 2024 are agreed to be submitted to SADC.

Votes: For, unanimous

Motion Carried

2425/PE/006 To receive planning reports

a) Enforcement updates

None

b) Appeal Notifications

5/2022/2443

Action: Cllrs Yates and Pryce to attend inquiry on Tuesday 11 June 2024

c) Planning Committee meeting

Action: Cllr Yates to attend SADC Planning Committee meeting on 13 May 2024

2324/PE/007 Clerks Report.

- a) Hanstead Wood Landscape Management Plan

- Action:** Assistant Clerk to forward appeal decision document to Cllr Pryce.
- b) Naming of Dimensions Development
- Action:** The Clerk to inform and update next Full Council meeting

The meeting closed at 8.26pm

Signed:

Date:

St Stephen Parish Council Planning List May 2024

The planning applications listed here were considered by the Planning and Environment Committee on 9 May 2024 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2024/0516 1 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LA

Construction of three bedroom chalet bungalow including new access, parking and external works

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0516#VIEW?RefType=PBDC&KeyNo=130046>

Comment: No comment

Planning Application 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=%205%2F2023%2F2191#VIEW?RefType=PBDC&KeyNo=128782>

Comment: Strong Objection. Overdevelopment of site, limited access, insufficient amenity space. Not in keeping with the SSPC Neighbourhood Plan, policy S2, support for 1 and 2-3 bedroom houses.

Planning Application 5/2024/0693 11 Manor Drive Chiswell Green St Albans Hertfordshire AL2 3DH

Two-storey side and part single, part two storey rear extension and replacement garage/ porch roof

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0693#VIEW?RefType=PBDC&KeyNo=130284>

Comment: No comment

Planning Applications-Bricket Wood

Planning Application: 5/2024/0398 46 Claremont Bricket Wood Hertfordshire AL2 3LS

Single storey rear extension with rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0398#VIEW?RefType=PBDC&KeyNo=129888>

Comment: No comment

Planning Application 5/2024/0596 4A Rowan Close Bricket Wood Hertfordshire AL2 3XP

Single storey side extension and front porch

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0596#VIEW?RefType=PBDC&KeyNo=130153>

Comment: No comment

Planning Application 5/2024/0674 47 Claremont Bricket Wood Hertfordshire AL2 3LT

Removal of existing conservatory. Single storey front and rear extensions and associated internal alterations. New rooflights to rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0674#VIEW?RefType=PBDC&KeyNo=130261>

Comment: No comment

Planning Application 5/2024/0395 Land Opposite 1 To 3 The Squirrels Brackendene Bricket Wood Hertfordshire

Variation of Conditions 2 (approved plans) and 3 (materials) to allow alterations to elevation materials of planning permission 5/2023/1430 dated 02/01/2024 for Construction of a detached dwelling with access and amenity space

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0395#VIEW?RefType=PBDC&KeyNo=129883>

Comment: No comment

Planning Application 5/2024/0696 8 West Riding Bricket Wood Hertfordshire AL2 3QP

Replacement detached dwelling with associated landscaping

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0696#VIEW?RefType=PBDC&KeyNo=130289>

Comment: Concerns of separation from 42 St Lawrence Way and the need for obscure glazing to the main bedroom. Not in keeping with the SSPC Neighbourhood Plan, policy S2, support for 1 and 2-3 bedroom houses. The SSPC Neighbourhood Plan seeks to provide houses to match local need.

Planning Application 5/2024/0709 Land Between 14 And 18 The Uplands Bricket Wood Hertfordshire

Construction of four bedroom detached dwelling with associated landscaping and parking, bin and cycle storage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0709%20#VIEW?RefType=PBDC&KeyNo=130310>

Comment: No objection however not in keeping with the SSPC Neighbourhood Plan, policy S2, support for 1 and 2-3 bedroom houses. The SSPC Neighbourhood Plan seeks to provide houses to match local need.

Planning Applications – Park Street

Planning Application 5/2024/0510 136 Park Street Lane Park Street St Albans Hertfordshire AL2 2AU

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0510#VIEW?RefType=PBDC&KeyNo=130034>

Comment: Officers should reassure themselves of the amount of amenity space remaining after completion of the renovation.

Planning Application 5/2024/0563 67A Mayflower Road Park Street St Albans Hertfordshire AL2 2QN

Demolition of existing bungalow and erection of new dwelling

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0563#VIEW?RefType=PBDC&KeyNo=130112>

Comment: SSPC reserve comment until the whole application is received.

Planning Application 5/2024/0541

Harper Lodge Farm Harper Lane Shenley Radlett Hertfordshire WD7 7HU

Replacement building for horsewalker and ancillary storage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0541#VIEW?RefType=PBDC&KeyNo=130087>

Comment: No comment

Planning Application 5/2024/0710 13 Sycamore Square Shenley Radlett Hertfordshire WD7 9FN

Garage conversion and construction of garden room

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0710#VIEW?RefType=PBDC&KeyNo=130309>

Comment: Officers should reassure themselves of the amount of amenity space remaining after completion of the renovation.