

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 July 2024** at **7.30pm**

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

Present Councillors:

Bill Pryce

Richard Curthoys

David Brannen

Also present: Amanda Feron, Assistant Clerk

1 member of the public

2324/PE/015 To elect a chair of the Planning and Environment Committee for this year 2024/2025

Deferred.

2425/PE/016 To receive and accept apologies for absence.

Apologies received and accepted for Cllr Yates.

2425/PE/017 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/018 To agree the minutes of the meeting held on 6 June 2024.

Resolved: That the minutes from 6 June be agreed and signed as a true record.

Votes: For, unanimous

Motion carried

2425/PE/019 Public Participation

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

A member of the public spoke in relation to a planning application.

2425/PE/020 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 July 2024 are agreed to be submitted to SADC.

Votes: For, unanimous

Motion carried

Cllr Curthoys abstained from commenting on planning application 5/2023/2516.

2425/PE/021 To receive planning reports

a) **Enforcement updates**

None.

2324/PE/022 Clerks Report.

a) Cllr Pryce updated the committee on current and forthcoming Highways Locality Budget projects in the parish.

b) Hanstead Wood Landscape Management Plan

Action: Assistant Clerk to add Hanstead Wood Landscape Management Plan as item for next meeting.

- c) Cllr Brannen queried the number of advertising signs that have been erected along the stretch of Artels boundary.

Action: Assistant Clerk to draft letter to Artels for consideration at next month's meeting.

- d) St Stephen Parish Council's biodiversity duty to be discussed at this month's Full Council meeting.

The meeting closed at 8.25pm

Signed:

Date:

St Stephen Parish Council Planning List July 2024

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

Planning Applications – Chiswell Green

Planning Application 5/2024/0897 45 Driftwood Avenue Chiswell Green St Albans Hertfordshire AL2 3DE

New side extension infilling between existing house and garage to create a playroom, with roof lantern and the addition of a window to the east elevation, single storey timber clad lean to extension with associated roof lights and loft conversion with associate roof lights to front and rear roof slopes (AMENDED DESCRIPTION).

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0897#VIEW?RefType=PBDC&KeyNo=130541>

Comment: No comment

Planning Applications-Bricket Wood

Planning Application 5/2024/0841 27 Hyburn Close Bricket Wood Hertfordshire AL2 3QX

Installation of air source heat pump

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0841#VIEW?RefType=PBDC&KeyNo=130476>

Comment: No comment

Planning Application 5/2024/1000 The Gate Ph Station Road Bricket Wood Hertfordshire AL2 3PW

Retention of marquee to garden area

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1000#VIEW?RefType=PBDC&KeyNo=130676>

Comment: No comment

Planning Applications – Park Street

Planning Application 5/2024/0986 29 Penn Road Park Street St Albans Hertfordshire AL2 2QT

Proposed airspace development, ground floor front and rear extensions, boundary treatment alterations, floor plan redesign and all associated works

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0986#VIEW?RefType=PBDC&KeyNo=130658>

Comment: Objection. Overdevelopment of site. Concerns for the need for first floor obscure glazing. Officers should check impact on neighbouring properties and suggest that obscure glazing should be required for all windows overlooking neighbouring properties. 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 5/2024/1005 11 Whitebeams Park Street St Albans Hertfordshire AL2 2RT

Single storey front and rear extensions

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1005#VIEW?RefType=PBDC&KeyNo=130680>

Comment: Objection. Overbearing. Officers should check impact on neighbouring properties.

Planning Application 5/2024/0593 67 Mayflower Road Park Street St Albans Hertfordshire AL2 2QN

Demolition of existing dwelling and construction of two detached dwellings, new vehicle crossover and alterations to existing crossover, associated landscape works and parking

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0593#VIEW?RefType=PBDC&KeyNo=130150>

Comment: No comment

Planning Application 5/2024/1035 14 The Mall Park Street St Albans Hertfordshire AL2 2HT

Demolition of garage and construction of single storey front side and rear extension with rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1035#VIEW?RefType=PBDC&KeyNo=130721>

Comment: No comment

Planning Application 5/2024/1106 28 Mount Drive Park Street St Albans Hertfordshire AL2 2NY

Two storey front extension, part single part two storey side and rear extension to provide first floor accommodation and loft accommodation with rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%205%2F2024%2F1106#VIEW?RefType=PBDC&KeyNo=130816>

Comment: No comment

Planning Application 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: Objection. Overbearing. Officers should check amenity space.

Cllr Curthoys requested a recorded vote for this application:

Cllrs Pryce and Brannen commented on the application

Cllr Curthoys abstained from commenting on planning application 5/2023/2516.

Planning Application 5/2024/1100 292 Park Street Lane Park Street St Albans Hertfordshire AL2 2AG

Demolition of boundary wall between the property and Park Street Lane to allow new side driveway, erection of new boundary wall and installation of gate

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1100#VIEW?RefType=PBDC&KeyNo=130815>

Comment: No comment