

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 12 December 2024** at **7.30pm**

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

Present Councillors:

David Yates Bill Pryce David Brannen

Also present:

Amanda Feron, Assistant Clerk

John Moore and John Roy, members of the Friends of Hanstead Wood

2425/PE/052 To receive and accept apologies for absence.

Apologies received and accepted Cllr Curthoys.

2425/PE/053 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/054 To agree the minutes of the meeting held on 14 November 2024.

Resolved: Proposed Cllr Pryce, seconded Cllr Brannen that the minutes from 14 November 2024 be agreed and signed as a true record.

Votes: For, unanimous

Motion Carried

2425/PE/055 Public Participation

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

Members of Friends of Hanstead Wood commented on agenda item 057.

2425/PE/056 Follow up on previous actions not included in the agenda

Clerk to add discussion of budget for revision of Neighbourhood Plan to the next Finance Committee meeting agenda.

Cllr Pryce gave an update about Locality budget improvement of footpaths in Park Street and will ask Council for suggestions for future projects.

2425/PE/057 To discuss the Hanstead Wood Landscape Management Plan and agree next Steps. Deferred from the meeting on 14 November.

Action: Councillors to meet with Hanstead Park Owners Association and report back at a future meeting.

2425/PE/058 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: Proposed Cllr Brannen, seconded Cllr Pryce that comments on applications included in the Planning List December 2024 are agreed to be submitted to SADC.

Votes: For, unanimous

Motion Carried

2425/PE/059 To receive planning reports

a) Enforcement updates

None

2425/PE/060 Clerks Report.

None.

Meeting closed at 8.21pm

Signed:

Date:

St Stephen Parish Council Planning List December 2024

The planning applications listed were considered by the Planning and Environment Committee on 12 December 2024 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2024/1928 23 Forge End Chiswell Green St Albans Hertfordshire AL2 3EQ

Single storey front garage extension, alterations to openings and new rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1928%20#VIEW?RefType=PBDC&KeyNo=131968>

Comment: No comment

Planning Application 5/2024/2082 6 Hawthorn Way Chiswell Green St Albans Hertfordshire AL2 3BQ

Single and two storey front extension. New windows, and doors. Roof lights to the rear. Garage conversion. Relocation of the front door.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2082%20#VIEW?RefType=PBDC&KeyNo=132167>

Comment: Not in accordance with the St Stephen Parish Neighbourhood Plan, policy S2, support for 1 and 2-3 bedroom houses. The St Stephen Parish Neighbourhood Plan seeks to provide houses to match local need.

Planning Application 5/2024/2061 27 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HW

Demolition of existing dwelling and construction of a new build replacement dwelling over three stories

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2061%20#VIEW?RefType=PBDC&KeyNo=132136>

Comment: Strong Objection. The application does not address the previous reasons for refusal and does not acknowledge them within the submission. To be called in if officers are minded to approve.

Planning Applications-Bricket Wood

Planning Application 5/2024/1950 Stable Cottage Lye Lane Bricket Wood Hertfordshire AL2 3TL

Side extension and porch enlargement

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1950%20#VIEW?RefType=PBDC&KeyNo=131995>

Comment: No comment

Planning Application 5/2024/1959 Riverside Stables Drop Lane Bricket Wood Hertfordshire AL2 3TX

Construction of hydro-pool house with sauna and changing room

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1959%20#VIEW?RefType=PBDC&KeyNo=132005>

Comment: No comment

Planning Application 5/2024/1695 23 Hamilton Close Bricket Wood Hertfordshire AL2 3NA

Single storey rear extension and internal alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1695%20#VIEW?RefType=PBDC&KeyNo=131635>

Comment: No comment

Planning Application 5/2024/1885 Moor Mill Tanker Depot Smug Oak Lane Bricket Wood Hertfordshire

Outline application (access sought) - Construction of up to 16 residential dwellings including landscaping and associated infrastructure

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1885%20#VIEW?RefType=PBDC&KeyNo=131904>

Comment: Inadequate and out of date documentation. St Albans Planning should refuse to determine until adequate documentation is provided.

Planning Applications – Park Street

Planning Application 5/2024/1887 Land Off Orchard Drive Park Street St Albans Hertfordshire

Variation of Condition 1 (approved plans) to accommodate a change in orientation of plots 13-16 of planning permission 5/2023/2443 dated 25/04/2024 for Submission of Reserved Matters (appearance, landscaping, layout, scale) for outline permission 5/2021/2

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1887%20#VIEW?RefType=PBDC&KeyNo=131906>

Comment: No comment

Planning Application 5/2024/1929 61 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX

Single storey rear extension with rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1929%20#VIEW?RefType=PBDC&KeyNo=131967>

Comment: No comment

Planning Application 5/2024/2041 52 Burston Drive Park Street St Albans Hertfordshire AL2 2HP

Demolition of shed. Erection of detached single storey annex.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2041%20#VIEW?RefType=PBDC&KeyNo=132115>

Comment: No comment

Planning Application 5/2024/2031 40 Branch Road Park Street St Albans Hertfordshire AL2 2LU

Proposed first floor extension over existing side garage with internal alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2031%20#VIEW?RefType=PBDC&KeyNo=132103>

Comment: The Council notes the loss of light and endorses the neighbour's objection which has been sent to St Albans Planning.