

# 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 September 2024** at **7.30pm**

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

Present Councillors:

David Brannen

Bill Pryce

Richard Curthoys

David Yates

Also present: Amanda Feron, Assistant Clerk

2 members of the public

**2324/PE/023 To elect a chair of the Planning and Environment Committee for this year 2024/2025**

**Resolved:** Cllr Pryce proposed, seconded Cllr Curthoys to nominate Cllr Yates as Chair of Planning and Environment Committee 2024/2025.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/024 To receive and accept apologies for absence.**

Apologies received from Cllr Hilton and District Councillor Webb.

**2425/PE/025 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.

Cllr Pryce declared a personal non-pecuniary interest in planning applications, 5/2024/1353, 5/2024/1346 and 5/2024/1410.

**2425/PE/026 To agree the minutes of the meeting held on 11 July 2024.**

**Resolved:** Cllr Brannan proposed, seconded Cllr Pryce that the minutes from 11 July 2024 be agreed and signed as a true record.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/027 Public Participation**

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

Two members of the public spoke in relation to a planning application.

**2425/PE/028 To seek guidance from the appropriate HCC Officer on ways of engaging with the concepts of the Local Nature Recovery Strategy and to develop a policy for the engagement of the Local Nature Recovery Strategy.**

**2425/PE/029 To consider the Parish Council's response to the approving of application**

**5/2023/2191 despite its failure to comply with the St Stephen Neighbourhood Plan**

**Resolved:** To recommend to Full Council that St Stephen Parish Council issue a letter of complaint to SADC Planning about the scant attention given to the St Stephen Neighbourhood Plan in determining planning application 5/2023/2191.

**Votes:** For, unanimous

**Motion Carried**

**Resolved:** To recommend to Full Council that if planning application 5/2023/2191 is approved, St Stephen Parish Council sends a Letter Before Action to St Albans District Council.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/030 To consider the Parish Council's future relationship with SEGRO if the current legal challenge is unsuccessful.**

**Resolved:** Proposed Cllr Yates, seconded Cllr Curthoys that St Stephen Parish Council open a discussion with Segro about the Local Nature Recovery Strategy in conjunction with the Country Park.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/031 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 September 2024 are agreed to be submitted to SADC.

**Votes:** For, unanimous

**Motion carried**

**2425/PE/032 To receive planning reports**

**a) Enforcement updates**

**None**

**2425/PE/033 Clerks Report.**

Notice of appeal for planning application 5/2024/0144

The meeting closed at 9.30pm

Signed:

Date:

## St Stephen Parish Council Planning List September 2024

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

### Planning Applications – Chiswell Green

#### **Planning Application 5/2024/1304 Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green St Albans Hertfordshire**

*Diversion of Public Right of Way (PRoW) routes St Stephen Footpath 014 and St Stephen Bridleway 085*

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1304#VIEW?RefType=PBDC&KeyNo=131074>

Comment: No comment

#### **Planning Application 5/2024/1264 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%2F1264#VIEW?RefType=PBDC&KeyNo=131024>

Comment: Objection. Overdevelopment of site, not in keeping 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 5/2024/1359 39 Long Fallow Chiswell Green St Albans Hertfordshire AL2 3ED**

*Replacement of existing conservatory with single storey rear extension*

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1359#VIEW?RefType=PBDC&KeyNo=131164>

Comment: No comment

#### **Planning Application 5/2024/1362 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.*

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1362#VIEW?RefType=PBDC&KeyNo=131166>

Comment: No comment

### Planning Applications-Bricket Wood

#### **Planning Application 5/2024/1171 Woodview Lodge Lye Lane Bricket Wood Hertfordshire AL2 3TW**

Extension to existing Gypsy/Traveller site comprising the creation of eight additional pitches comprising the siting of eight static caravans and eight touring caravans, alongside associated infrastructure and erection of shared dayroom

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1171#VIEW?RefType=PBDC&KeyNo=130904>

**Comment:** Strong Objection. Inadequate evidence that this is accommodation for travellers. The District Council needs to consider the entire planning history of this site.

**Planning Application 5/2024/1059 10 Claremont Bricket Wood Hertfordshire AL2 3LS**

Demolition of conservatory and construction of two storey side extension, single storey rear extension and front porch extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1059#VIEW?RefType=PBDC&KeyNo=130756>

**Comment:** This application does not meet the objectives of 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 5/2024/1228 12 Broad Acre Bricket Wood Hertfordshire AL2 3RX**

Alterations to existing flat roof to single storey rear projection to sloping with rooflights, garage conversion to habitable accommodation, alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1228#VIEW?RefType=PBDC&KeyNo=130974>

**Comment:** No comment

**Planning Application 5/2024/1227 115 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XQ**

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1227#VIEW?RefType=PBDC&KeyNo=130971>

**Comment:** No comment

**Planning Application 5/2024/1281 Queen Elizabeth The Queen Mother Centre Station Road Bricket Wood Hertfordshire AL2 3PJ**

Variation of Conditions 2 (approved plans), 3 (soft landscaping), 4 (soft landscaping) and 5 (hard and soft landscaping) of planning permission 5/2023/0945 dated 21/09/2023 for Variation of Conditions 11 (verification report) & 12 (remediation strategy).

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1281#VIEW?RefType=PBDC&KeyNo=131045>

**Comment:** No comment

**Planning Application 5/2024/1213 15 Old Watford Road Bricket Wood Hertfordshire AL2 3RS**

Sub-division of site and use of out building as two bed dwelling and car port as ancillary car parking (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1213#VIEW?RefType=PBDC&KeyNo=130954>

**Comment:** Objection. Not in accordance with appeal decision.

**Planning Application 5/2024/1353 52 Barnes Wallis Way Bricket Wood Hertfordshire AL2 3Fh**  
Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1353#VIEW?RefType=PBDC&KeyNo=131156>

**Comment:** No objection but concern about neighbours report of a breach of planning.

**Planning Application 5/2024/1348 Land Opposite 1 To 3 The Squirrels Brackendene Bricket Wood Hertfordshire**

Variation of Condition 2 (approved plans) to allow the front dormer window to be widened 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%2F1348#VIEW?RefType=PBDC&KeyNo=131143>

**Comment:** No comment

**Planning Application 5/2024/0985 - Valid From 15/08/2024**

**Stables At Green Man Cottage Drop Lane Bricket Wood Hertfordshire AL2 3TT**

Listed Building consent - Partial change of use of existing stables to habitable accommodation, and single storey extension for machinery storage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0985#VIEW?RefType=PBDC&KeyNo=130659>

**Comment:** We would ask for a condition restricting its use as ancillary to the main dwelling.

**Planning Application 5/2024/1357 8 Newlyn Close Bricket Wood Hertfordshire AL2 3UP**

Single storey rear extension and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1357#VIEW?RefType=PBDC&KeyNo=131161>

**Comment:** No comment

**Planning Application 5/2024/1061 104 Bucknalls Lane Garston Hertfordshire WD25 9NH**

Single storey side and rear extensions following demolition of existing conservatory, loft conversion and roof alterations comprising hip to gable alterations, rear dormer window, side rooflights and raising of ridge height, rear patio and alterations to openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1061#VIEW?RefType=PBDC&KeyNo=130761>

**Comment:** No comment

**Planning Application 5/2024/1465 - Valid From 28/08/2024**

**1 Birch Copse Bricket Wood Hertfordshire AL2 3UT**

Single storey side and rear extension incorporating new garage and roof terrace

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1465#VIEW?RefType=PBDC&KeyNo=131313>

**Comment:** Objection. Overlooking and overbearing for the neighbouring flats. A balcony in this location is inappropriate.

**Planning Application 5/2024/1185 Mayflower Road Park Street Hertfordshire AL2 2QR**

Two storey rear extension, first floor side extension and extension to roof for loft conversion with juliette balcony, roof lights and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=%205%2F2024%2F1185#VIEW?RefType=PBDC&KeyNo=130921>

Comment: Objection. Not in keeping 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 5/2024/1220 65-67 Park Street Park Street Hertfordshire AL2 2PE**

Upward extension to add another floor to the outbuilding

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1220#VIEW?RefType=PBDC&KeyNo=130964>

Comment: Objection due to impact on conservation area street scene at the War Memorial.

**Planning Application 5/2024/1225 - Valid From 01/08/2024**

**65-67 Park Street Park Street Hertfordshire AL2 2PE**

Listed Building consent - Upward extension to add another floor to the outbuilding

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1225#VIEW?RefType=PBDC&KeyNo=130973>

Comment: Objection due to impact on conservation area street scene at the War Memorial.

**Planning Application 5/2024/1346 140 Park Street Lane Park Street St Albans Hertfordshire AL2 2AU**

Outbuilding to rear garden for home office and garden store

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1346#VIEW?RefType=PBDC&KeyNo=131135>

Comment: No comment

**Planning Application 5/2024/1311 2 Fairway Close Park Street St Albans Hertfordshire AL2 2QX**

Single storey side extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1311#VIEW?RefType=PBDC&KeyNo=131085>

Comment: No comment

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

Part single, part two storey front, side and rear extension, additional stories to provide first floor accommodation and loft accommodation with rooflights - amended description

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1106#VIEW?RefType=PBDC&KeyNo=130816>

Comment: No comment

**Planning Application 5/2024/1410 154 Park Street Lane Park Street St Albans Hertfordshire AL2 2AU**

Variation of Condition 2 (approved plans) to allow a redesign of the loft space of planning permission 5/2023/1515 dated 11/12/2023 for Demolition of existing detached bungalow with an adjoining garage and construction of a new detached dwelling.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1410#VIEW?RefType=PBDC&KeyNo=131235>

Comment: No comment

**Planning Application 5/2024/1425 - Valid From 21/08/2024**

**Land Rear Of 24 Mayflower Road Park Street St Albans Hertfordshire AL2 2QR**

Demolition of existing garages and construction of a detached three bedroom dwelling

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1425#VIEW?RefType=PBDC&KeyNo=131261>

Comment: No comment

**Planning Application 5/2024/1373 - Valid From 27/08/2024**

**32 Mayflower Road Park Street Hertfordshire AL2 2QW**

Replacement boundary wall (part retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1373#VIEW?RefType=PBDC&KeyNo=131187>

Comment: No comment