

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

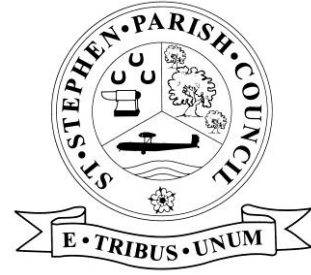
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting

Held on **Thursday 14 November 2024** at **7.30pm**

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

Present Councillors:

David Yates

Bill Pryce

Richard Curthoys

David Brannen

Also present:

Amanda Feron, Assistant Clerk

3 members of the public

Representatives from Cala Homes

## **2425/PE/041 To receive and accept apologies for absence.**

Apologies received from District Councillor Webb.

## **2425/PE/042 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 Curthoys declared a personal non-pecuniary interest in planning application 5/2024/1849.

## **2425/PE/043 To agree the minutes of the meeting held on 10 October 2024.**

**Resolved:** Cllr Curthoys, seconded Cllr Brannen that the minutes from 10 October 2024 be agreed and signed as a true record.

**Votes:** For, unanimous

**Motion Carried**

## **2425/PE/044 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/045 Cala Homes to present update on proposals for the Land South of Chiswell Green.**

A presentation on proposals for the land south of Chiswell Green was made by representatives of Cala Homes.

## **2425/PE/046 To consider the planning decision at 30 Tippendell Lane and to discuss any modifications that may be required to strengthen the Neighbourhood Plan at its first revision and to agree next steps.**

**Action:** Clerk to review budget for the revision of the Neighbourhood Plan

## **2425/PE/047 To receive update on highways locality budget.**

**Action:** Cllr Pryce to contact Highways to enquire about Locality and Integrated Works Budgets and report back at a future meeting.

**2425/PE/048 To discuss the Hanstead Wood Landscape Management Plan and agree next steps.**

Deferred to the next meeting.

**2425/PE/049 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 November 2024 are agreed to be submitted to SADC.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/050 To receive planning reports**

**a) Enforcement updates**

None

**2425/PE/051 Clerks Report.**

Update on S106 for St Stephen Parish Council

Meeting Closed at 9.30pm

Signed:

Date:

## St Stephen Parish Council Planning List November 2024

The planning applications listed were considered by the Planning and Environment Committee on 14 November 2024 and comments submitted to St Albans District Council via delegated powers

### Planning Applications – Chiswell Green

#### Planning Application 5/2024/1720 4 The Pastures Chiswell Green St Albans Hertfordshire AL2 3BJ

Single storey front extension, new openings to front and side

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1720#VIEW?RefType=PBDC&KeyNo=131667>

Comment: No comment

#### Planning Application 5/2024/1273 Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green St Albans Hertfordshire

Discharge of Conditions 4 (landscape hard works) 9 (leisure and recreation method statement) and 10 (details of hard surfacing materials) of planning permission 5/2017/1995 dated 15/05/2018 for Approval of Reserved Matters (landscaping) of outline planning.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1273#VIEW?RefType=PBDC&KeyNo=131036>

Already approved

#### Planning Application 5/2024/1576 Proposed Rail Freight Public Open Space And Community Forest North Orbital Road Chiswell Green St Albans Hertfordshire

Discharge of Conditions 2 (planting & landscaping), 3 (planting & landscaping), 4 (planting & landscaping) & 10 (grassland) of planning permission 5/2017/1995 dated 15/05/2018 for Approval of Reserved Matters (landscaping) of outline planning permission.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1576#VIEW?RefType=PBDC&KeyNo=131473>

To be withdrawn

#### Planning Application 5/2024/1778 7 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AP

Single storey rear and side extension. Single storey front extension with entrance canopy.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1778#VIEW?RefType=PBDC&KeyNo=131749>

Comment: No comment

#### Planning Application 5/2024/1779 46 Tennyson Road Chiswell Green St Albans Hertfordshire AL2 3HY

Single storey part front extension under current roof overhang, internal configuration and alteration to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1779#VIEW?RefType=PBDC&KeyNo=131755>

Comment: No comment

**Planning Application 5/2024/1773 180 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HZ**

Single storey rear extension with rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1773#VIEW?RefType=PBDC&KeyNo=131740>

Comment: No comment

**Planning Application 5/2024/1777 6 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AB**

Single storey side and rear extension and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1777#VIEW?RefType=PBDC&KeyNo=131747>

Comment: Objection. St Stephen Parish Council notes and endorses objection from the neighbouring property which has been sent to St Albans Planning and requests that this application is called in.

**Planning Application 5/2024/1808 8 Hawthorn Way Chiswell Green St Albans Hertfordshire AL2 3BQ**

Proposed single and two storey rear extension, first floor side extension, conversion of garage to habitable space including front extension, alterations to fenestration and installation of solar panels to roof

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1808#VIEW?RefType=PBDC&KeyNo=131798>

Comment: No comment

**Planning Applications-Bricket Wood**

**Planning Application 5/2024/1729 92 Bucknalls Lane Garston Hertfordshire WD25 9NH**

Front elevation wall changes. Roof alterations. Loft conversion with rear dormer and front gabled windows. Rooflights to front elevation. Front porch extension. Removal of chimney. Demolition of garden outbuilding. Alterations to openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1729#VIEW?RefType=PBDC&KeyNo=131676>

Comment: No comment

**Planning Application 5/2024/1766 28 The Uplands Bricket Wood Hertfordshire AL2 3UW**

Ground floor single-storey side extension and conversion of garage into habitable space, loft extension with front and rear dormers, two front roof lights and two rear rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1766#VIEW?RefType=PBDC&KeyNo=131728>

Comment: The submitted plans are inadequate to assess the effect on neighbours. Not in accordance with the St Stephen Parish Neighbourhood Plan, policy S2, support for 1 and 2-3 bedroom houses. The St Stephen Parsh Neighbourhood Plan seeks to provide houses to match local need.

**Planning Application 5/2024/1650 3 Halifax Close Bricket Wood Hertfordshire AL2 3RH**

Variation of Condition 2 (approved plans) to change the roof of the garage conversion; the height remains lower than the existing consent of planning permission 5/2022/0963 dated 13/07/2022 for Conversion of garage roof space.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1650#VIEW?RefType=PBDC&KeyNo=131567>

Comment: No comment

#### **Planning Application 5/2024/1772 8 Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN**

Demolition of existing conservatory, single storey rear and side extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1772#VIEW?RefType=PBDC&KeyNo=131741>

Comment: No comment

#### **Planning Application 5/2024/1733 70 Oakwood Road Bricket Wood Hertfordshire AL2 3QA**

Demolition of conservatory and replacement with part single part two storey rear extension, alterations to openings and installation of solar panels

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1733#VIEW?RefType=PBDC&KeyNo=131686>

Comment: Objection. Not in accordance with the St Stephen Parish Neighbourhood Plan, policy S2, support for 1 and 2-3 bedroom houses.

#### **Planning Application 5/2024/1849 Land Adjacent Railway Cottages 1 Station Road Bricket Wood Hertfordshire**

Variation of Condition 2 (approved plans) to change the natural slate to be fibre cement slate, and the timber windows to be UPVC timber effect windows of planning permission 5/2023/0532 dated 08/08/2023 for Two, two bedroom detached houses with associated

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1849#VIEW?RefType=PBDC&KeyNo=131856>

Comment: Application should be refused unless slate sample is approved in advance. Fenestration should match rest of terrace.

#### **Planning Applications – Park Street**

##### **Planning Application 5/2024/1755 34 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW**

Ground floor extension to form disabled washing facilities, infill external side doorway to kitchen, widen front door aperture to form wheelchair suitable access including a ramped entrance path, form two french door access points to the rear elevation

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1755#VIEW?RefType=PBDC&KeyNo=131711>

Comment: We note objection from Highways and trust this will be resolved prior to approval.

##### **Planning Application 5/2024/1790 30 Penn Road Park Street St Albans Hertfordshire AL2 2QU**

Single storey rear extension to existing rear/side extension. Alterations to existing roof.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1790#VIEW?RefType=PBDC&KeyNo=131770>

**Comment: No comment**

**Planning Application 5/2024/1750 Land Off Orchard Drive Park Street St Albans Hertfordshire**

Notice of an application to discharge a planning obligation - Self build and custom housebuilding scheme of S106 agreement dated 16/06/2022 relating to 5/2021/2730 for Outline application (access only) - Construction of up to 30 dwellings with garages and

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1750#VIEW?RefType=PBDC&KeyNo=131705>

**Comment: Objection. The self-build plot is not being marketed at a sensible price that reflects house prices in the immediate area.**

**Planning Application 5/2024/1751 Land Off Orchard Drive Park Street St Albans Hertfordshire**

Notice of an application to discharge a planning obligation - Affordable housing tenure mix of S106 agreement dated 16/06/2022 relating to 5/2021/2730 for Outline application (access only) - Construction of up to 30 dwellings with garages.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1751#VIEW?RefType=PBDC&KeyNo=131704>

**Comment: No comment**

**Planning Application 5/2024/1857 67 & 67A Mayflower Road Park Street St Albans Hertfordshire AL2 2QN**

Demolition of existing dwellings at 67 & 67a and construction of three dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1857#VIEW?RefType=PBDC&KeyNo=131870>

**Comment: Objection. Overdevelopment of site, out of keeping with the street scene and not in accordance with the St Stephen Parish Neighbourhood Plan, policy S2, support for 1 and 2-3 bedroom houses. St Stephen Parish Council requests that this application is called in.**