

# 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

To take place on **Thursday 9 January 2025 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

Matthew Huddleston, Grounds Manager

Two members of the public

**2425/PE/061 To receive and accept apologies for absence.**

None.

**2425/PE/062 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/063 To agree the minutes of the meeting held on 12 December 2024.**

**Resolved:** Proposed Cllr Brannen, seconded Cllr Curthoys that the minutes from 12 December be agreed and signed as true record.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/064 Public Participation**

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

Two members of the public spoke about planning application 5/2024/2084.

**2425/PE/065 Follow up on previous actions not included in the agenda**

None.

**2425/PE/066 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 Yates, seconded Cllr Curthoys that comments on applications included in the Planning List January 2025 are agreed to be submitted to SADC.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/067 To receive planning reports**

- a) Enforcement updates

None.

**2425/PE/068 Clerks Report.**

- a) Cllr Pryce updated the Committee with details of the Segro meeting he attended at Park Village Hall on 8 January.
- b) Cllr Pryce raised Park Street Mill waterwheel which was to be repaired as part of the planning permission condition.

**Action:** Cllr Pryce to send relevant papers to Assistant Clerk.

**Action:** Assistant Clerk report to enforcement.

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## **St Stephen Parish Council Planning List January 2025**

The planning applications listed here will be considered by the Planning and Environment Committee on 9 January 2025 and comments submitted to St Albans District Council via delegated powers

### **Planning Applications – Chiswell Green**

#### **Planning Application 5/2024/2014 21 Hollybush Avenue Chiswell Green St Albans AL2 3AE**

Addition of rooflight to front roof slope, two additional windows to side elevation and one new window to rear dormer window of planning permission 5/2023/1432 dated 20/11/2023 for Single storey front, side and rear extension with roof lights, loft conversion.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2014#VIEW?RefType=PBDC&KeyNo=132086>

**Comment:** We note and endorse the concerns of the neighbour at 19 Hollybush Avenue.

#### **Planning Application 5/2024/2015 21 Hollybush Avenue Chiswell Green St Albans AL2 3AE**

Render finish to front and side and rear elevations of planning permission 5/2023/1432 dated 20/11/2023 for Single storey front, side and rear extension with rooflights, loft conversion to habitable accommodation with front roof lights with front and rear.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2015#VIEW?RefType=PBDC&KeyNo=132085>

**Comment:** No comment

#### **Planning Application 5/2024/2122 27 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AI2 3Lb**

Removal of garage. Two storey part side part rear extension. Hip to gable loft conversion with rooflights and dormer. Replacement porch. Associated landscaping. Alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2122#VIEW?RefType=PBDC&KeyNo=132221>

**Comment:** No comment

#### **Planning Application 5/2024/2032 Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire**

Application to discharge Section 106 obligation - Submission and approval of revised Bridleway and Access Improvement Scheme in accordance with Paragraph 1.1(a), Part 1, Schedule 1 of Section 106 Agreement dated 28/01/2022 in relation to planning permission.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2032#VIEW?RefType=PBDC&KeyNo=132105>

**Comment:** We support this application

#### **Planning Application 5/2024/1915 Land South West Of And Including 39 Chiswell Green Lane St Albans Hertfordshire**

Submission of Reserved Matters (details of appearance, landscaping, layout and scale) in respect of the erection of 191 dwellings and associated car parking and infrastructure following outline planning permission 5/2022/0927 dated 22/03/2024.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1915#VIEW?RefType=PBDC&KeyNo=131944>

**Comment:** Objection. Poor design, lack of aesthetic qualities, uncharacteristic of the area, insufficient soft landscaping

## **Planning Applications-Bricket Wood**

### **Planning Application 5/2024/1990 Integer House Building Research Establishment Bucknalls Lane Garston Hertfordshire**

Change of use to Class E(g)(i) offices

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1990#VIEW?RefType=PBDC&KeyNo=132047>

**Comment:** We support this application

### **Planning Application 5/2024/2056 Former Waterdell Nurseries Chequers Lane Garston Hertfordshire Wd25 0Gr**

Permission in Principle - Construction of up to six affordable residential units with access, footpath connection and associated works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2056#VIEW?RefType=PBDC&KeyNo=132130>

**Comment:** Objection. Green Belt harm in an unsustainable location as commented on when the previous appeal was dismissed.

### **Planning Application 5/2024/2084 Hanstead Park Smug Oak Lane Bricket Wood Hertfordshire**

Variation of Conditions 1 (Reserved Matters details) and 29 (Ecological Management Plan) of planning permission 5/2020/2041 dated 10/08/2022 for Variation of Condition 21 (completion of road works) of planning permission 5/2014/3250 allowed on appeal.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2084#VIEW?RefType=PBDC&KeyNo=132171>

**Comment:** Strong Objection. We request that this application is called in.

### **Planning Application 5/2024/2188 2 Hyburn Close Bricket Wood Hertfordshire AI2 3Qx**

Garage conversion and alterations to rear doors

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2188#VIEW?RefType=PBDC&KeyNo=132309>

**Comment:** No comment

## **Planning Applications – Park Street**

### **Planning Application 5/2024/2101 194 Watling Street Park Street St Albans Hertfordshire AI2 2Pa**

Single storey side and rear extension and single storey front porch extension. Alterations to patio

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2101#VIEW?RefType=PBDC&KeyNo=132192>

Comment: No comment

**Planning Application 5/2024/1902 49 Spooners Drive Park Street St Albans Hertfordshire AI2 2Hx**

Demolition of existing single storey front porch and side building/garage and construction of proposed part single storey front/side extension, two storey side/part rear extension and single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1902#VIEW?RefType=PBDC&KeyNo=131922>

Comment: No comment

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