

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

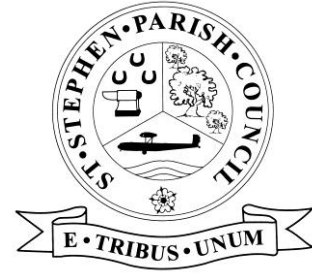
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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

Held on **Thursday 13 February 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

One member of the public

**2425/PE/069 To receive and accept apologies for absence.**

None.

**2425/PE/070 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/071 To agree the minutes of the meeting held on 9 January 2025.**

**Resolved:** Proposed Cllr Brannen, seconded Cllr Pryce that the minutes from 9 January be agreed and signed as true record.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/072 Public Participation**

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

A member of the public spoke about item 2425/PE/074.

**2425/PE/073 Follow up on previous actions not included in the agenda**

None.

**2425/PE/074 To discuss approaches from Burston in relation to the Parish taking over responsibility for the community land adjacent to M25 junction 21.**

**Resolved:** Proposed Cllr Yates, seconded Cllr Brannen to recommend to Full Council to accept in principal and depending on conditions, the donation of the community use land ( Donkey Field) from Burston's and to set up a working party/steering group with two representatives from the landowners, two staff members, two councillors and stakeholders to develop a plan for the area that creates a community asset and acknowledges the history of the site.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/075** 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 Curthoys that comments on applications included in the Planning List February 2025 are agreed to be submitted to SADC.

**Votes:** For, unanimous

Motion Carried

**2425/PE/076 To receive planning reports**

a) Enforcement updates

None

b) Appeals

5/2024/1220

5/22024/1213

**2425/PE/077 Clerks Report.**

a) Tree cutting has taken place by Segro along the A405 boundary with Greenwood Park.

**Action:** Grounds Manager to circulate draft project report to committee members.

**Action:** Grounds Manager to finalise project report for submission to the next Full Council meeting

**Action:** Clerk to add recommendation to agree using reserves for project to next Full Council Meeting.

**Action:** Clerk add recommendation to agree contacting Segro to fund project.

**The meeting closed at 9.06pm**

**Signed**

**Date:**

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

The planning applications listed were considered by the Planning and Environment Committee on 13 February 2025 and comments submitted to St Albans District Council via delegated powers

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

#### **Planning Application 5/2024/2252 36 & 38 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LD**

New detached dwelling to replace a semi-detached dwelling, with an air-source heat pump, associated landscaping and parking, and rendering of the new side elevation of No 36 Ragged Hall Lane

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2252#VIEW?RefType=PBDC&KeyNo=132383>

**Comment: Strong objection. Reasons for refusing prior application not addressed**

### **Planning Applications-Bricket Wood**

#### **Planning Application 5/2024/2248 10 Juniper Avenue Bricket Wood Hertfordshire AL2 3LR**

Single storey front, side and rear extension with part first floor extension, roof alterations from hip to gable roof, following demolition of rear conservatory and side roof canopy

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2248#VIEW?RefType=PBDC&KeyNo=132379>

**Comment: No comment**

#### **Planning Application 5/2024/2274 Riverside Stables Drop Lane Bricket Wood Hertfordshire AL2 3TX**

Ground floor side extension, first floor loft extension to side and rear, internal reconfiguration of layout, raised patio and ramped access

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2274#VIEW?RefType=PBDC&KeyNo=132406>

**Comment: No comment**

#### **Planning Application 5/2024/2266 16 North Riding Bricket Wood Hertfordshire AL2 3LH**

Front, side and rear extension and conversion to existing chalet bungalow

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2266#VIEW?RefType=PBDC&KeyNo=132395>

**Comment: We note the neighbours objection to the Juliet balcony and full height windows. Not in line with St Stephen Neighbourhood Plan policy S2.**

**Planning Application 5/2024/2072 Lye Cottage Lye Lane Bricket Wood Hertfordshire AL2 3TQ**

Single storey front and rear extensions

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2072#VIEW?RefType=PBDC&KeyNo=132155>

**Comment: No comment**

**Planning Applications – Park Street**

**Planning Application 5/2024/2218 40 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL**

Single storey rear extension with lantern, side flat roof raised (for insulation) also with replacement lantern and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2218#VIEW?RefType=PBDC&KeyNo=132340>

**Comment: No comment**

**Planning Application 5/2024/2070 7 Handley Page Way Old Parkbury Lane Colney Street St Albans Hertfordshire AL2 2DQ**

Flexible Class E Commercial, Business & Service use or Class B8 Storage or Distribution use with proposed extension of factory/warehouse element at southern elevation of Unit 7 with alterations to service yard, parking layout, construction of a bike shelter.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2070#VIEW?RefType=PBDC&KeyNo=132154>

**Comment: No comment**

**Planning Application 5/2024/2176 Annexe 5 Orchard Drive Park Street St Albans Hertfordshire**

Single storey front and rear extensions to bungalow with raising of roof

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2176#VIEW?RefType=PBDC&KeyNo=132292>

**Comment: Do not support**

**Planning Application 5/2025/0086 20 Hazel Road Park Street St Albans Hertfordshire AL2 2AJ**

Single storey outbuilding ancillary to the main house

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0086#VIEW?RefType=PBDC&KeyNo=132579>

**Comment: No comment**