

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

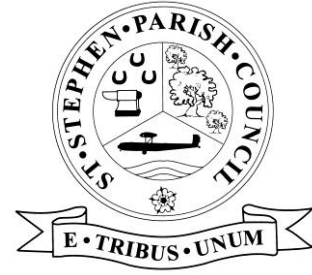
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

Tel: 01923 681443

Email: clerk@ststephen-pc.gov.uk

Web: www.ststephen-pc.gov.uk



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

Held 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.

The meeting closed at 9.15pm

Signed

Date

St Stephen Parish Council Planning List January 2025

The planning applications listed here were 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