

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

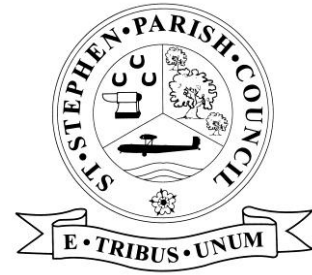
THE PARISH CENTRE STATION ROAD BRICKET WOOD

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 10 April 2025 at 7.30pm**

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

Present Councillors:

David Yates

Bill Pryce

Richard Curthoys

Also present:

Amanda Feron, Assistant Clerk

District Councillor Nuala Webb

Adam Gostling, hgh Consulting

One member of the public

2425/PE/086 To receive and accept apologies for absence.

Apologies received and accepted from Cllr Brannen

2425/PE/087 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/088 To agree the minutes of the meeting held on 13 March 2025.

Resolved: Proposed Cllr Pryce, seconded Cllr Yates that the minutes from 13 March be agreed and signed as a true record.

Votes: For, unanimous

2425/PE/089 Public Participation

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

2425/PE/090 Follow up on previous actions not included in the agenda

None

2425/PE/091 Green Pen Consulting to present proposal for planning application 5/2025/0111.

Adam Gostling, hgh Consulting, on behalf of Green Pen Consulting presented a proposal for planning application 5/2025/0111.

2425/PE/092 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 Pryce, seconded Cllr Curthoys that the comments on

applications included in the planning list April 2025 are agreed to be submitted to SADC.

Votes: For, unanimous

2425/PE/093 To receive planning reports

a) Enforcement updates

None

2425/PE/094 Clerks Report.

Cllr Yates updated the committee on the Park Street Recreation Ground lease transfer.

The meeting closed at 8.51 pm

St Stephen Parish Council Planning List April 2025

The planning applications listed were considered by the Planning and Environment Committee on 10 April 2025 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2025/0394 The Three Hammers Ph 210 Watford Road Chiswell Green St Albans Hertfordshire AL2 3EA

Listed Building consent - Internal and external refurbishment of the Public House. No extensions or structural alterations are proposed.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0394#VIEW?RefType=PBDC&KeyNo=133007>

Comment: No comment

Planning Application 5/2025/0268 104 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AW

Installation of a solar tower in the backyard of the property.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0268#VIEW?RefType=PBDC&KeyNo=132817>

Comment: Strong objection. We endorse the comments of neighbour at 102 Stanley Avenue.

Planning Application S62A/2025/0087

Land between 84 and 108 Ragged Hall Lane, Chiswell Green, St Albans, Hertfordshire, AL2 3NN

Outline planning application (all matters reserved) for 7 serviced plots for self-build and custom housebuilding.

<https://www.gov.uk/guidance/section-62a-planning-application-s62a20250087-land-between-84-and-108-ragged-hall-lane-chiswell-green-st-albans-hertfordshire-al2-3nn>

NB. Comments to: section62anonmajor@planninginspectorate.gov.uk

Planning Application 5/2025/0331 Land Between 84-108 Ragged Hall Lane Chiswell Green St Albans Hertfordshire

Section 62a designation - planning application (all matters reserved other than access) for 7 serviced plots for self-build and custom housebuilding.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0331#VIEW?RefType=PBDC&KeyNo=132921>

Comment: Strong objection, inappropriate development on Green Belt land with no very special circumstances.

Planning Application 5/2024/2304 Whitewoods Lye Lane Bricket Wood Hertfordshire AL2 3TF

5m extension to existing outbuilding with introduction of green roof.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2304#VIEW?RefType=PBDC&KeyNo=1>

[32443](#)

Comment: No comment

Planning Application 5/2025/0139 Land Rear Of Hoofprints Lye Lane Bricket Wood Hertfordshire

Variation of Conditions 1 & 2 (site occupation) and 3 (number of permitted caravans) of appeal decision APP/B1930/C/21/3269059 dated 08/03/2022 against enforcement notice numbered 5/2021/0682 for Change of use of the land to the rear of Hoofprints cottage.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0139#VIEW?RefType=PBDC&KeyNo=132642>

Comment: Objection. Contrary to planning inspectorate's appeal decision.

Planning Application 5/2025/0203 104 Bucknalls Lane Garston Hertfordshire WD25 9NH

Loft conversion and roof alterations comprising hip to gable alterations, rear dormer window, raising of ridge, alterations to front fenestration, roof alterations and single storey rear extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0203#VIEW?RefType=PBDC&KeyNo=132727>

Comment: No comment

Planning Application 5/2025/0361 13 School Lane Bricket Wood Hertfordshire AL2 3XS

Ground floor rear extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0361#VIEW?RefType=PBDC&KeyNo=132960>

Comment: No comment

Planning Application 5/2025/0405 4 Ridout End Bricket Wood Hertfordshire AL2 3FT

Proposed ground floor rear extension, floor plan redesign, internal alterations and all associated works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0405#VIEW?RefType=PBDC&KeyNo=133014>

Comment: No comment

Planning Applications – Park Street

Planning Application 5/2025/0315 41 How Wood Park Street St Albans Hertfordshire AL2 2RW

Ground floor wraparound extension, internal alterations, floor plan redesign and associated works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0315#VIEW?RefType=PBDC&KeyNo=132900>

Comment: No comment

Planning Application 5/2025/0317 14 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL

Demolition of existing garage. Single storey front, side and rear extension with front porch.

<https://planningapplications.stalbans.gov.uk/planning/search->

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0317#VIEW?RefType=PBDC&KeyNo=132901>

Comment: No comment

Planning Application 5/2025/0343 136 Park Street Lane Park Street St Albans Hertfordshire AL2 2AU

Variation of Condition 2 (approved plans) to allow all existing and proposed windows to be Georgian hardwood sash windows, in an off-white colour, a new entrance door with side lighting panels is proposed, the front ground floor living room window.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0343#VIEW?RefType=PBDC&KeyNo=132940>

Comment: No comment

Planning Application 5/2025/0345 136 Park Street Lane Park Street St Albans Hertfordshire AL2 2AU

The proposed garden room is a single-storey outbuilding situated within the property's boundaries at the rear of the garden. The design features a single-storey flat roof, with red-facing brickwork that matches the main house and Georgian-style hardwood.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0345#VIEW?RefType=PBDC&KeyNo=132942>

Comment: No comment

Planning Application 5/2025/0363 31 Heath Way Shenley Radlett Hertfordshire WD7 9FG

Proposed single storey, flat roof, rear elevation extension plus associated internal and external works.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0363#VIEW?RefType=PBDC&KeyNo=132962>

Comment: No comment

Planning Application 5/2025/0217 80 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HD

Proposed demolition of existing bungalow and extensions, along with detached garage and rebuilding the original property with an additional floor level, a new outbuilding and a new double garage.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0217#VIEW?RefType=PBDC&KeyNo=132749>

Comment: No comment

Planning Application 5/2024/2186 1 & 2 Park Industrial Estate Frogmore St Albans Hertfordshire AL2 2DR

New mezzanine level and alterations to front elevation (part retrospective).

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2186#VIEW?RefType=PBDC&KeyNo=132305>

Comment: No comment

Planning Application 5/2025/0400 Old Parkbury Farm House Old Parkbury Lane Colney Street St Albans Hertfordshire AL2 2DZ

Listed Building Consent - Various repairs and re-roof to Old Parkbury Farmhouse, inclusive of; replacement roof covering and sub timbers where required, replacement boarding to window and

door openings, repairs to defective plaster/render, internally and externally.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0400#VIEW?RefType=PBDC&KeyNo=133013>

Comment: St Stephen Parish Council strongly supports conservation of this heritage asset.

DRAFT