

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

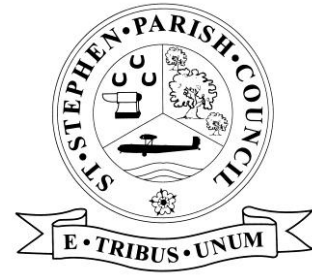
THE PARISH CENTRE STATION ROAD BRICKET WOOD

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