

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

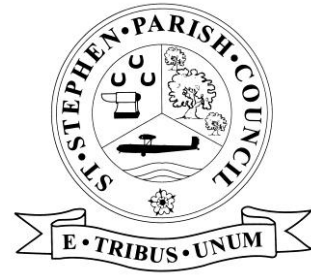
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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

Held on **Thursday 13 March 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

Three members of the public

**2425/PE/078 To receive and accept apologies for absence.**

None.

**2425/PE/079 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/080 To agree the minutes of the meeting held on 13 February 2025.**

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

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/081 Public Participation**

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

Three members of the public spoke about planning application 5/2024/2293.

**2425/PE/082 Follow up on previous actions not included in the agenda**

None.

**2425/PE/083 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 Curthoys, seconded Cllr Brannen that the comments on applications included in the planning list March 2025 are agreed to be submitted to SADC.

**Votes:** For, unanimous

**Motion Carried**

**2425/PE/084 To receive planning reports**

a) **Enforcement updates**

None.

**2425/PE/085 Clerks Report.**

a) St Julian's Wood bluebell update.

**Action:** Assistant Clerk to add item to discuss St Julian's Wood bluebells to the agenda for the next Community and Leisure Committee meeting.

b) Planning meeting on 8 May rescheduled to 22 May to accommodate the Annual parish meeting.

c) Planning Application 5/2025/0111

**Action:** Assistant Clerk to invite Hannah David, Director, Green Pen Consulting to the next Planning and Environment Committee meeting.

**The meeting closed at 9pm**

**Signed:**

**Date:**

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

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

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

#### **Planning Application 5/2024/2239 Land Rear Of Forge End Chiswell Green St Albans Hertfordshire**

Submission of Reserved Matters (details of appearance, landscaping, layout and scale) in respect of the erection of 150 dwellings and associated open space, hard and soft landscaping, car parking and other infrastructure following outline planning permission.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2239#VIEW?RefType=PBDC&KeyNo=132365>

Comment: Strong Objection. The Council requests that this application is called in if officers are minded to approve it, unless access from this site into Noke Side and Long Fallow is strictly limited to emergency vehicles only.

We note and endorse the comment from the Environment Agency.

#### **Planning Application 5/2024/2293 Land Rear Of Noke Side & Long Fallow And 4 Noke Side Chiswell Green St Albans Hertfordshire**

Outline application (access sought) - Residential development of up to 27 dwellings and associated works including demolition of 4 Noke Side

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F2293#VIEW?RefType=PBDC&KeyNo=132428>

Comment: Strong objection: The Council requests that this application is called in if officers are minded to approve it, unless access from the Cala Homes site through this proposed development to Noke Side and Long Fallow is strictly limited to emergency vehicles only.

#### **Planning Application 5/2025/0004 59 Chiswell Green Lane St Albans Hertfordshire AL2 3AL**

Two storey side extension to align with attached property, and loft conversion.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0004#VIEW?RefType=PBDC&KeyNo=132454>

Comment: Strong Objection. Overdevelopment of site, not in keeping with SSPC Neighbourhood Plan policy S3, Character of Development.

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

#### **Planning Application 5/2025/0158 41 Old Watford Road Bricket Wood Hertfordshire AL2 3RU**

Two storey side and rear extension with Juliette balcony to rear, attached garage to side, insertion of rooflights, addition of solar panels, landscaping to front, including new gate and fencing/wall and new patio and retaining walls/steps to rear

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0158#VIEW?RefType=PBDC&KeyNo=132670>

Comment: Objection. Not in keeping with SSPC Neighbourhood Plan policy S2, support for 1- and

2-3-bedroom houses. The SSPC Neighbourhood Plan seeks to provide houses to match local need.

**Planning Application 5/2025/0159 41 Old Watford Road Bricket Wood Hertfordshire AL2 3RU**

Two storey front, side and rear extension with Juliette balcony to rear, attached garage to side, addition of solar panels, landscaping to front, including new gate and fencing/wall and new patio and retaining walls/steps to rear

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0159#VIEW?RefType=PBDC&KeyNo=132669>

Comment: Objection. Not in keeping with SSPC Neighbourhood Plan policy S2, support for 1- and 2-3-bedroom houses. The SSPC Neighbourhood Plan seeks to provide houses to match local need.

**Planning Application 5/2025/0003 3 Railway Cottages Station Road Bricket Wood Hertfordshire AL2 3PE**

Demolition of existing detached workroom and front garden wall. Construction of new detached double garage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0003#VIEW?RefType=PBDC&KeyNo=132452>

Comment: No Comment

**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 5/2025/0174 26 Percy Drive Bricket Wood Hertfordshire AL2 3FU**

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0174#VIEW?RefType=PBDC&KeyNo=132688>

Comment: No comment

**Planning Application 5/2025/0017 Butter Foal Stud And Tack Shop Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN**

Alterations to existing windows and introduction of new skylights to provide improved daylighting and sunlight levels

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0017#VIEW?RefType=PBDC&KeyNo=132477>

Comment: No comment

**Planning Application 5/2025/0228 129 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XQ**

New roof to replace existing flat roof to provide extra habitable space on first floor including dormers to rear. Single storey side and side rear extension and front porch, remodel of dwelling with vertical clad and new front dormer

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0228#VIEW?RefType=PBDC&KeyNo=132757>

Comment: Not in keeping with SSPC Neighbourhood Plan policy S2, support for 1- and 2-3-bedroom houses. The SSPC Neighbourhood Plan seeks to provide houses to match local need.

**Planning Application 5/2025/0005 Stable Cottage Lye Lane Bricket Wood Hertfordshire AL2 3TL**

Side extension and porch enlargement

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0005#VIEW?RefType=PBDC&KeyNo=132456>

Comment: No comment

**Planning Application 5/2025/0250 The Castle School Lane Bricket Wood AL2 3Xs**

Demolition of the existing house and construction of a new single storey replacement dwelling with accommodation within the roof space.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0250#VIEW?RefType=PBDC&KeyNo=132792>

Comment: Objection. Not in keeping with SSPC Neighbourhood Plan policy S2, support for 1- and 2-3-bedroom houses. The SSPC Neighbourhood Plan seeks to provide houses to match local need. As the proposed development is in the Old Bricket Wood Conservation Area, the Council requests that detailing including fenestration should match or improve the conservation area character statement.

**Planning Applications – Park Street**

**Planning Application 5/2025/0126 226 Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ**

Variation of Condition 2 (approved plans) so that House 2 has a wider footprint of planning permission 5/2024/0451 dated 30/10/2024 for Demolition of existing dwelling and construction of two detached dwellings with garages and associated landscaping and altered vehicular access

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0126#VIEW?RefType=PBDC&KeyNo=132627>

Comment: The Council notes and endorses the neighbour's objection.

**Planning Application 5/2025/0151 6 Wych Elms Park Street St Albans Hertfordshire AL2 2AS**

Single storey rear extension following demolition of existing conservatory

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0151#VIEW?RefType=PBDC&KeyNo=1>

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Comment: No comment

**Planning Application 5/2025/0207 5 Hazel Road Park Street St Albans Hertfordshire AL2 2AH**

Garage conversion and side extension to a single family dwelling to increase habitable accommodation incidental to the use of the family (part retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0207#VIEW?RefType=PBDC&KeyNo=132732>

Comment: No comment

**Planning Application 5/2025/0218 224 Watling Street Park Street St Albans Hertfordshire AL2 2PA**

Single storey front extension to form new WC, alterations to rear elevation and garage conversion to home office

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0218#VIEW?RefType=PBDC&KeyNo=132748>

Comment: No comment

**Planning Application 5/2025/0249 10A Penn Road Park Street St Albans Hertfordshire AL2 2QS**

The installation of 3 replacement roof windows to the south elevation of outbuilding (converted former garage) with obscured glass

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0249#VIEW?RefType=PBDC&KeyNo=132791>

Comment: No comment

**Planning Application 5/2025/0111 Land Bounded By The Rivers Colne And Ver And Radlett Road Frogmore St Albans Hertfordshire**

Outline application (all matters reserved) - A mixed-used development comprising approximately 183 new dwellings (Class C3), up to 579sqm of workspace (Class E(c), E(g)), up to 410sqm of community space (Class F2(a), F2(b), F2(b) and up to 265sqm

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0111#VIEW?RefType=PBDC&KeyNo=132608>

Comment: Strong objection. Inappropriate development in an unsustainable location on greenbelt land.