

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

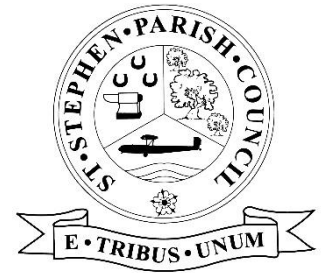
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

Tel: 01923 681443

Email: clerk@ststephenparishcouncil.gov.uk

Web: www.ststephen-pc.gov.uk



Councillors Present

David Brannen

Martin Doyle

David Parry

Bill Pryce

Mark Skelton

Also present: Isabel Crozier - Assistant Clerk (taking minutes),
2 members of the public

Minutes of the **Planning and Environment Committee meeting** held on
THURSDAY 12 August 2021 at 7.30pm

Venue: **remote meeting via www.zoom.us due to coronavirus restrictions**

2122/PE/018 To confirm the appointment of Chair of the Planning and Environment Committee for 21/22

RESOLVED: *Proposed Cllr Pryce, seconded Cllr Parry, unanimous* that Cllr Yates be Chair of the Planning and Environment Committee for 2021/22.

Cllr Pryce agreed to chair the meeting tonight in Cllr Yates' absence.

2122/PE/019 To receive and accept apologies for absence

Apologies were received and accepted from Cllrs Yates and Kerry

2122/PE/020 Declarations of interest and dispensations

- a. To receive declarations of interest from councillors on items on the agenda
Cllr Parry declared a pecuniary interest in the application at 169 Watling Street which he suggested go on the Planning List for full transparency
- b. To receive written requests for dispensations for declarable interests
None
- c. To grant any requests for dispensation as appropriate
None

2122/PE/021 To approve the minutes of the meeting held on 8 April 2021, to be signed

RESOLVED: Proposed Cllr Pryce, seconded Cllr Parry, unanimous that the minutes be confirmed as a true record and signed.

2122/PE/022 Public Participation

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

A member of the public spoke against the planning application for 3 Wildwood Avenue ref 5/2021/1993.

2122/PE/023 To consider and agree comments on major planning applications, planning applications, appeal notifications, tree work, consultations as on the Planning List

RESOLVED: Proposed Cllr Doyle, seconded Cllr Parry, unanimous that the comments on applications included in the July - August 2021 Planning list, except that for 169 Watling Street (5/2021/2036), be agreed
RESOLVED: Proposed Cllr Pryce, seconded Cllr Doyle, unanimous (Cllr Parry did not take part in this decision)
that the comments for 169 Watling Street (5/2021/2036) be agreed.

2122/PE/024 To receive planning reports

a. Enforcement updates

Residents of Oak Avenue, Bricket Wood have raised concerns that there is a man sleeping overnight on his plot of woodland for half the week. This has been reported to the Planning Enforcement team who have said that it is not a matter for them.

ACTION: Assistant Clerk to enquire with Enforcement regarding the need for planning permission for a camp site if overnight camping occurs for longer than 28 days in a year.

b. SADC Local Plan

No update

c. Neighbourhood Plan

The NP steering Group are meeting with SADC Officers to discuss comments from the recent public consultation on the plan.

2122/PE/025 To consider plans to progress projects to put forward for Section 106 funding – approximately £150,000 for Green infrastructure improvements and £250,000 for Leisure Facilities.

Green Infrastructure: Solar panel and grey water harvesting at Greenwood Park Community Centre and Pavilion, habitat management and electric car charging points in Greenwood Park. Energy saving water heating at Park Street Pavilion

Leisure Facilities: Extensions and improved disabled facilities to Greenwood Park Community Centre and Pavilion and refurbishment at Park Street Pavilion.

The SADC Officer has said that the above projects would be eligible but that the refurbishment of Park Street Pavilion would have to show increased community use as a result.

RESOLVED: Proposed Cllr Parry, seconded Cllr Brannen, unanimous that the above list of projects be progressed through the Fixed Assets and Finance Committees.

The meeting closed at 9.20pm

Chair

Date

St Stephen Parish Council Planning List July - August 2021

The comments reproduced here were agreed by the Planning and Environment Committee on 12 August 2021

Planning Applications – Bricket Wood

5/2021/1929 - 129 Mount Pleasant Lane, Bricket Wood, AL2 3XQ

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

Comment: Objection – concern that the Juliet balcony at the rear is too close and overlooking neighbouring property.

5/2021/1993 - 3 Wildwood Avenue Bricket Wood Hertfordshire AL2 3XG

Outline application (appearance, landscaping and layout) for the construction of two detached dwellings in the rear garden of 3 Wildwood Avenue

Comment: Objection – overdevelopment of the plot, access road too narrow and visibility splay not sufficient, insufficient room left to turn a vehicle, lack of storage area for wheelie bins within 25m of road. Concern that the plans are incorrect.

5/2021/2160 - Land Rear Of 12 Mount Pleasant Lane Bricket Wood

Use of building as an office (retrospective)

Comment: Objection due to existence of enforcement notice.

5/2021/2204 - 96 Bucknalls Lane Garston Hertfordshire Wd25 9Nh

Removal of sheds and construction of outbuilding with basement to be used ancillary to the dwelling (resubmission following withdrawal of 5/2020/2459)

Comment: No Objection providing that the new outbuilding is ancillary to the property

5/2021/1623 - 21A Hunters Ride Bricket Wood Hertfordshire AL2 3NB

New dwelling (retrospective)

Comment: Objection – plans do not reflect what is in place in relation to the roof

5/2021/2009 - The Black Boy Ph 79 Old Watford Road Bricket Wood AL2 3RU

Construction of raised decking area to provide outside sitting area for the public house (retrospective)

Comment: No Objection

5/2021/1978 - 4 Stratford Way Bricket Wood Hertfordshire AL2 3PB

Single storey rear extension with rooflight, garage conversion to habitable accommodation and alterations to openings

Comment: Objection – lack of remaining amenity space

Planning Applications – Chiswell Green

5/2021/2173 - 5 Compton Gardens Chiswell Green St Albans AL2 3HU

Single storey and first floor rear extensions and conversion of garage into habitable accommodation, alterations to openings

Comment: Objection – loss of light to neighbouring properties' gardens, overbearing impact on properties in Carisbrook Road.

Planning Applications – Park Street

5/2021/2036 - 169 Watling Street Park Street St Albans Hertfordshire AL2 2NZ
Demolition of garage and construction of detached dwelling with associated parking (resubmission following refusal of 5/2021/0783)

Comment: Objection – lack of amenity space, overbearing impact on neighbouring property.

Tree Applications

TP/2021/0398 - 202B Park Street Lane Park Street St Albans AL2 2AQ
Woodland W1 T1 - Ash Option 1 (preferred option): Reduce to 5 metres above ground level (monolith) Option 2: Reduce spread of crown overhanging 202b and 202a by 3-4 metres; Reduce height and remaining spread by 2-3 metres

Comment: Objection. In addition, concern that applicant doesn't own tree or appear to have landowner's permission.