

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

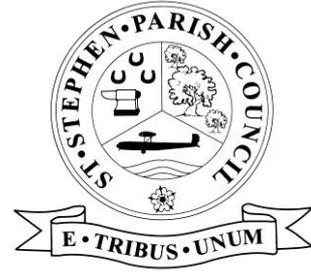
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting
Held on **Thursday 14 March 2024 at 7.30pm**

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

Present Councillors:

David Brannen

Bill Pryce

David Yates

Richard Curthoys

Mark Skelton from item 2324/PE/061

Also present:

Nuala Webb, District Councillor from item

Amanda Feron, Assistant Clerk

1 member of the public

2324/PE/059 To receive and accept apologies for absence.

None

2324/PE/060 Declarations of interest and dispensations

- To receive declarations of interest from councillors on items on the agenda
- To receive written requests for dispensations for declarable interests; and
- To grant any requests for dispensation as appropriate.

None

2324/PE/061 To agree the minutes of the meeting held on 8 February 2024.

Resolved: That the minutes from 8 February be agreed and signed as a true record.

Votes: For, unanimous

Motion Carried

2324/PE/062 Public Participation

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

None

2324/PE/063 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: That comments on applications included in the Planning List March 2024 are agreed to be submitted to SADC.

Votes: For, unanimous

Motion Carried

2324/PE/064 To receive planning reports

a) Enforcement updates
None

2324/PE/065 Clerks Report

The meeting closed at 8.45pm

St Stephen Parish Council Planning List March 2024

The planning applications listed here were considered by the Planning and Environment Committee on 14 March 2024 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application: 5/2024/0144 Land Between 84-108 Ragged Hall Lane Chiswell Green St Albans Hertfordshire

Outline 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%2F2024%2F0144#VIEW?RefType=PBDC&KeyNo=129531>

Comment: see previous comment

5/2022/1517 - Strong Objection – Gross over development of the site, inappropriate development in an unsustainable location in the Green Belt without very special circumstances, contrary to the policies in the St Stephen Neighbourhood Plan. The proposed development is not in keeping with the character of the area and would have a detrimental effect on the street scene.

Planning Application: 5/2024/0142 Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AL2 2Ds

Variation of condition 2 (approved plans) to allow adjustments to the layout and roof profile of the central Assisted Living building and changes to the fenestration and detailing of both the Assisted Living building as well as some of the care bungalows

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0142#VIEW?RefType=PBDC&KeyNo=129529>

Comment: No comment

Planning Application: 5/2024/0271 36 & 38 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LD

Demolition of existing semi-detached dwelling and construction of detached dwelling with air source heat pump, associated landscaping and parking and rendering of new side elevation of No 36

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0271#VIEW?RefType=PBDC&KeyNo=129711>

Comment: Objection. Loss of a bungalow to a five bedroom house. Not in keeping with the St Stephen Neighbourhood Plan policy S2, support for 1 and 2-3 bedroom houses.

Planning Application: 5/2024/0317 - Valid From 21/02/2024

17 Hammers Gate Chiswell Green St Albans Hertfordshire AL2 3DZ

Single storey front/side extension and hard paving to front garden for vehicle parking

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0317#VIEW?RefType=PBDC&KeyNo=129773>

Comment: No comment

Planning Application: 5/2024/0410 19 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AY

Installation of new air source heat pump, new roof light and new garage door

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0410#VIEW?RefType=PBDC&KeyNo=129900>

Comment: No comment

Planning Applications-Bricket Wood

Planning Application: 5/2024/0073 51 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XJ
Replacement detached dwelling with associated landscaping

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0073#VIEW?RefType=PBDC&KeyNo=129432>

Comment: No comment

Planning Application: 5/2023/2548 The Parish Centre Station Road Bricket Wood Hertfordshire AL2 3PJ

New access with timber gates and extension to existing car park (resubmission following refusal of 5/2022/2990)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2548#VIEW?RefType=PBDC&KeyNo=129233>

Comment: see statement at end of this Planning List.

Planning Application: 5/2024/0238 14 South Riding Bricket Wood Hertfordshire AL2 3ND

Removal of existing flat roof to single storey rear extension and addition of two hipped roofs with one rooflight, alterations to conservatory and openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0238#VIEW?RefType=PBDC&KeyNo=129668>

Comment: No comment

Planning Application: 5/2024/0169 23 Hornbeams Bricket Wood Hertfordshire AL2 3SP

Conversion of existing garage into a habitable room with new pitched roof

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0169#VIEW?RefType=PBDC&KeyNo=129567>

Comment: No comment

Planning Application: 5/2024/0279 12 Pine Grove Bricket Wood Hertfordshire AL2 3SS

Single storey front infill extension and garage conversion to habitable accommodation

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0279#VIEW?RefType=PBDC&KeyNo=129722>

Comment: No comment

Planning Application: 5/2024/0086 Bricket Wood Sports And Country Club, Paintball Site & Bricket Lodge Lye Lane Bricket Wood Hertfordshire

Outline application (access sought) - Demolition of existing buildings and dwellings and construction of 34 low energy dwellings of which 50% will be reserved for over 55's and associated access and highway alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0086#VIEW?RefType=PBDC&KeyNo=129449>

Comment: Guarded no objection. Providing development is exactly as specified then we have no objection. We have concerns about scope creep, pedestrian access to the site and land ownership to create footpath improvements.

Planning Applications – Park Street

Planning Application: 5/2024/0165 5 Orchard Drive Park Street St Albans Hertfordshire AL2 2HQ

Integration of stores into kitchen, changes to rear elevation fenestration and roof lights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0165%20#VIEW?RefType=PBDC&KeyNo=129559>

Comment: No comment

Planning Application: 5/2023/2624 125 Park Street Lane Park Street St Albans Hertfordshire AL2 2JF

Demolition of existing dwelling and construction of two, four bedroom detached dwellings and widening of existing vehicle crossover, associated parking and landscaping works

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2624#VIEW?RefType=PBDC&KeyNo=129324>

Comment: Objection. Overdevelopment of a prominent corner plot.

Planning Application: 5/2024/0248 14 Heath Way Shenley Radlett Hertfordshire WD7 9FG

Single-storey wrap around extension with bi-fold doors, rooflights and windows to front and rear

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0248#VIEW?RefType=PBDC&KeyNo=129683>

Comment: Overdevelopment of the plot with 50% increase in the floor area, very little amenity space left, out of character with surrounding properties, impact on neighbouring property as casts shade on number 16.

Planning Application: 5/2024/0310 30 Penn Road Park Street St Albans Hertfordshire AL2 2QU

Single storey rear / side extension and alterations to existing side pitched roof

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0310#VIEW?RefType=PBDC&KeyNo=129762>

Comment: No comment