

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

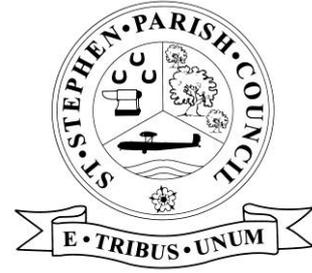
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting
Held on **Thursday 12 June 2025 at 7.30pm**

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

Present Councillors

David Yates

Bill Pryce

Richard Curthoys

Aaron Jacob

Also Present:

Amanda Feron, Assistant Clerk

2526/PE/001 To elect a chair of the Planning and Environment Committee for this year 2025/2026.

Resolved: Cllr Pryce proposed, seconded Cllr Jacob to nominate Cllr Yates as Chair of Planning and Environment Committee for 2025/2026.

Votes: For, unanimous

2526/PE/002 To receive and accept apologies for absence.

Apologies received and accepted from Cllr Brannen

2526/PE/003 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
- d.

2526/PE/004 To agree the minutes of the meeting held on 10 April 2025.

Resolved: Proposed Cllr Pryce, seconded Cllr Curthoys that the minutes from 10 April be agreed and signed as a true record

Votes: For, unanimous

2526/PE/005 Public Participation

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

No member of the public attended.

2526/PE/006 Follow up on previous actions not included in the agenda.

None

2526/PE/007 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 yates that the comments on applications included in the planning list June 2025 are agreed to be submitted to SADC.

Votes: For, unanimous

2526/PE/008 To receive planning reports

- a) Enforcement updates
- None

2526/PE/009 Clerks Report.

Cllr Yates updated the committee on future planning applications in the Parish.

The meeting closed at 8.26pm

St Stephen Parish Council Planning List June 2025

The planning applications listed here were considered by the Planning and Environment Committee on 12 June 2025 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2024/1915 Land South West Of And Including 39 Chiswell Green Lane St Albans Hertfordshire

Submission of Reserved Matters (details of appearance, landscaping, layout and scale) in respect of the erection of 191 dwellings and associated car parking and infrastructure following outline planning permission 5/2022/0927.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F1915#VIEW?RefType=PBDC&KeyNo=131944>

Comment: The application fails to respect the quality of design stated in the original application and is not in accordance with St Albans Local Plan Policy 70- Design and Layout of New Housing. See Comments from St Albans Civic Society

Planning Application 5/2025/0780 2 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ

Variation of Condition 2 (approved plans) to reduce the size of the first floor side extension and chamfering of the ground floor flank wall to enhance internal space of planning permission 5/2023/1567 dated 07/12/2023.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0780#VIEW?RefType=PBDC&KeyNo=133499>

Comment: No comment

Planning Application 5/2025/0724 16 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LF

New front porch

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0724#VIEW?RefType=PBDC&KeyNo=133413>

Comment: No comment

Planning Application 5/2025/0807 Stable Block And Associated Land The Croft Chiswell Green St Albans Hertfordshire

Outline application (all matters reserved) - The demolition of stables and the construction of 5 detached self-build/custom-build dwellings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0807#VIEW?RefType=PBDC&KeyNo=1>

[33530](#)

Comment: The Committee notes and supports the neighbours' objections.

Planning Application 5/2025/0694 101 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JYy

Demolition of existing rear extension and construction of two storey side and part one, part two storey rear extension, conversion of garage to habitable accommodation with replacement of garage door with window and construction of rear patio

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0694#VIEW?RefType=PBDC&KeyNo=133373>

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

Planning Applications – Bricket Wood

Planning Application 5/2025/0546 3 Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN

Demolition of a rear storey conservatory and the construction of a rear ground floor extension and a new entrance porch. First floor front/side extension. Alterations to openings.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0546#VIEW?RefType=PBDC&KeyNo=133195>

Comment: No comment

Planning Application 5/2025/0836 Tudor Cottage 2 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3UZ

Detached granny annexe

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0836#VIEW?RefType=PBDC&KeyNo=133569>

Comment: No comment

Planning Application 5/2025/0300 45A Spielplatz Lye Lane Bricket Wood Hertfordshire AL2 3TD

Erection of a detached dwelling to replace existing mobile home

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0300#VIEW?RefType=PBDC&KeyNo=132881>

Comment: No comment

Planning Application 5/2025/0774 8 West Riding Bricket Wood Hertfordshire AL2 3QP

Replacement detached dwelling with associated landscaping

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0774#VIEW?RefType=PBDC&KeyNo=133490>

Comment: The Committee requests that this application is called in.

It is essential that the problem of the 1st floor rear window which gave rise to the previous refusal is conditioned as

- a) being glazed with OKASOLAR p30-0
- b) is always maintained as such.

Planning Application 5/2025/0889 92 Bucknalls Lane Garston Hertfordshire WD25 9NH
Erection of a Front Garden Wall

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0889#VIEW?RefType=PBDC&KeyNo=133649>

Comment: Object due to impact on street scene.

Planning Application 5/2025/0804 2 Brackendene Bricket Wood Hertfordshire AL2 3SY
Two story side extension with internal alterations and alterations to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0804#VIEW?RefType=PBDC&KeyNo=133528>

Comment: No comment

Planning Application 5/2025/0927 North Lodge Lye Lane Bricket Wood Hertfordshire AL2 3TB

Erection of garage/carport

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0927#VIEW?RefType=PBDC&KeyNo=133704>

Comment: No comment

Planning Application 5/2025/1001 20 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL
New single storey garden room with gym, studio and storage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1001#VIEW?RefType=PBDC&KeyNo=133796>

Comment: No comment

Planning Application 5/2025/1002 20 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL
Side and rear extensions plus first floor loft conversion

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1002#VIEW?RefType=PBDC&KeyNo=133795>

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

Planning Application 5/2025/0959 18 North Riding Bricket Wood Hertfordshire AL2 3LH
Proposed rear infill extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0959#VIEW?RefType=PBDC&KeyNo=133740>

Comment: No comment

Planning Application 5/2025/0767 33 Reynards Way Bricket Wood Hertfordshire AL2 3SG
Single storey rear extension and two storey side extension. Demolition of detached garage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0767#VIEW?RefType=PBDC&KeyNo=133476>

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

Planning Application 5/2025/0655 1 Hornbeams Bricket Wood Hertfordshire AL2 3SP

Variation of Condition 2 (approved plans) to allow amendments to eave/roof/roof overhang design, changing render elements to brickwork, removal of glass link, moving front door location, internal layout changes, addition of slab levels to street scene

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0655#VIEW?RefType=PBDC&KeyNo=133329>

Comment: No comment

Planning Application 5/2025/0927 North Lodge Lye Lane Bricket Wood Hertfordshire AL2 3TB

Erection of garage/carport

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0927#VIEW?RefType=PBDC&KeyNo=133704>

Comment: No comment

Planning Application 5/2025/0487 33A Oakwood Road Bricket Wood Hertfordshire AL2 3PZ

Single storey rear extension, first floor side extension and alterations to fenestration and internal layout

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0487#VIEW?RefType=PBDC&KeyNo=133127>

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

Planning Application 5/2025/0699 26 Jenkins Avenue Bricket Wood Hertfordshire AL2 3SB

Hip to gable loft conversion and extension, installation of front rooflight, alterations to external openings and associated ground floor internal amendments

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0699#VIEW?RefType=PBDC&KeyNo=133380>

Comment: No comment

Planning Application 5/2025/0526 Land Rear Of 18 To 22 Bucknalls Drive Bricket Wood Hertfordshire

Variation of Condition 2 (approved plans) to allow two parking spaces allocated to Plot 2 to be replaced by double garage of planning permission 5/2022/1683 dated 01/03/2023 for Construction of two, three bed dwellings with associated parking and landscaping

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0526#VIEW?RefType=PBDC&KeyNo=133174>

Comment: No comment

Planning Applications – Park Street

Planning Application 5/2025/0771 1 Old Orchard Park Street St Albans Hertfordshire AL2 2QB

Extension, loft conversion with dormers and internal alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0771#VIEW?RefType=PBDC&KeyNo=133479>

Comment: We note the neighbour's objection.

Planning Application 5/2025/0829 29 Penn Road Park Street St Albans Hertfordshire AL2 2QT

Replacement dwelling

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0829#VIEW?RefType=PBDC&KeyNo=133560>

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

Planning Application 5/2025/0581 17 Ringway Road Park Street St Albans Hertfordshire AL2 2RE

Two story rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0581#VIEW?RefType=PBDC&KeyNo=133241>

Comment: No comment

Planning Application 5/2025/0531 Land Between Caravan Site And Watling Street Park Street St Albans Hertfordshire

Application for Reserved Matters (including details of appearance, landscaping, layout and scale) following outline planning permission 5/2022/0267 (appeal reference APP/B1930/W/24/3343986) for the erection of up to 95 dwellings, including 40% affordable

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0531#VIEW?RefType=PBDC&KeyNo=133177>

Comment: The Committee request that this application is called in. Strong objection to roadway replacing foraging area. Not in line with planning application and planning

inspectors appeal decision report. Note: Natural England do not assess impact on protected species.

Planning Application 5/2025/0917 23 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX

Double and single storey front extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0917#VIEW?RefType=PBDC&KeyNo=133684>

Comment: No comment

Planning Application 5/2025/0514 A Frogmore St Albans Hertfordshire

Variation of Condition 2 (approved plans) to change window material from aluminium to Heritage UPVC and portion of window to rendered base in bay window to be amended to improve privacy and aesthetics and reduce noise ingress of planning permission 5/2023/1767

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0514#VIEW?RefType=PBDC&KeyNo=133159>

Comment: No comment

Planning Application 5/2025/0951 Unit F Ventura Park Old Parkbury Lane Colney Street St Albans AL2 2DB

Prior Approval - Installation of 296 solar PV modules across the roof space, totalling 133.2 kWp, connected to a 100kW inverter

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0951#VIEW?RefType=PBDC&KeyNo=133725>

Comment: No comment

Planning Application 5/2025/0646 47 Orchard Drive Park Street St Albans Hertfordshire AL2 2QQ

Provision of single storey front and rear and two storey side extensions, alterations to existing, porch entrance and roof as well as alterations to fenestration to front and rear elevations and rendering following demolition of existing garage.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0646#VIEW?RefType=PBDC&KeyNo=133315>

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

Planning Application 5/2025/0644 103 How Wood Park Street St Albans Hertfordshire AL2 2RZ

Four bedroom end of terrace dwelling

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0644#VIEW?RefType=PBDC&KeyNo=133311>

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

Planning Application 5/2025/0488 The Lodge 108 Harper Lane Shenley Radlett Hertfordshire WD7 9HL

Variation of Condition 2 (approved plans) to make changes to the appearance of the building including changes to the fenestration of planning permission 5/2022/1170 dated 11/07/2022 for Demolition of existing dwelling.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0488#VIEW?RefType=PBDC&KeyNo=133126>

Comment: No comment