

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

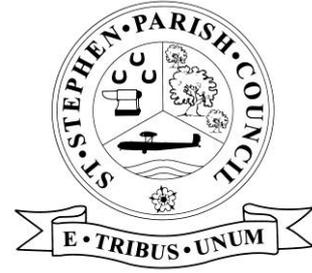
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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

Held on **Thursday 10 July 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

2526/PE/010 To receive and accept apologies for absence.

Apologies and accepted received from Cllr Jacob.

2526/PE/011 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

2526/PE/012 To agree the minutes of the meeting held on 12 June 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/013 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/014 Follow up on previous actions not included in the agenda.

None

2526/PE/015 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 the comments on applications included in the planning list July 2025 are agreed to be submitted to SADC.

Votes: For, unanimous

2526/PE/016 To receive planning reports

- a) Enforcement updates

None

2526/PE/017 Clerk's Report.

The Chair informed the committee of the reopening of The Old Fox in Bricket Wood and the instrumental role of St Stephen Parish Council in the pub being listed as an asset of community value.

The meeting closed at 8.25 pm

Signed:

Date:

St Stephen Parish Council Planning List July 2025

The planning applications listed here were considered by the Planning and Environment Committee on 10 July 2025 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2025/0977 32 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3Ld

Demolition of existing garage and construction of new garage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0977#VIEW?RefType=PBDC&KeyNo=133762>

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=133530>

Comment: St Stephen Parish Council notes and supports the neighbours' objections.

Planning Application 5/2025/1183 18 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HT

Variation of Condition 2 (approved plans) to allow alteration of rear roof and front dormers from flat to pitched, wider en-suite window opening, front garage utilised as store and office space, and open front entrance canopy changed to closed with a pitch.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1183#VIEW?RefType=PBDC&KeyNo=134048>

No comment

Planning Application 5/2025/1196 541 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DU

Front porch (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1196#VIEW?RefType=PBDC&KeyNo=134067>

No comment

Planning Applications – Bricket Wood

Planning Application 5/2025/0877 30 South Riding Bricket Wood Hertfordshire AL2 3Ne

Erection of single storey rear extension following demolition of existing conservatory, front porch and alterations to roof to facilitate extension to loft space with front dormers and rear dormer window with Juliet balconies and associated alterations

<https://planningapplications.stalbans.gov.uk/planning/search->

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0877#VIEW?RefType=PBDC&KeyNo=133636>

Comment: St Stephen Parish Council supports the neighbour's objection in relation to overlooking and has concerns about Juliet balconies opening onto a flat roof.

Planning Application 5/2025/0928 60 Oakwood Road Bricket Wood Hertfordshire AL2 3Px
Single storey side and rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0928#VIEW?RefType=PBDC&KeyNo=133703>

No comment

Planning Application 5/2025/1002 20 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL
First floor front, side and rear roof extensions and ground floor side and rear extension. Front dormers. Raising of the ridge height. Alterations to external materials and openings.

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

No comment

Planning Applications – Park Street

Planning Application 5/2025/1050 3 Seaman Close Park Street St Albans Hertfordshire AL2 2Nx

The erection of a single storey rear extension, side conservatory and enlargement to existing.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1050#VIEW?RefType=PBDC&KeyNo=133854>

No comment

Planning Application 5/2025/1105 6 Moorlands Park Street St Albans Hertfordshire AL2 2Lq
Single storey rear extension, patio and internal alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1105#VIEW?RefType=PBDC&KeyNo=133948>

No comment

Planning Application 5/2025/1121 59 Mount Drive Park Street St Albans Hertfordshire AL2 2Ns

Demolition of existing bungalow and outbuildings and construction of four x three bedroom dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1121#VIEW?RefType=PBDC&KeyNo=133966>

Comment: St Stephen Parish Council considers that the density of development proposed for the plot is out of character with the Mount Drive area.

Planning Application 5/2025/1082 9 Sycamore Square Shenley Radlett Hertfordshire Wd7 9Fn

Garden office (4 x 3m)

<https://planningapplications.stalbans.gov.uk/planning/search->

[applications?civica.query.FullTextSearch=5%2F2025%2F1082#VIEW?RefType=PBDC&KeyNo=133904](https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1082#VIEW?RefType=PBDC&KeyNo=133904)

No comment

Planning Application 5/2025/0976 Land Off Orchard Drive Park Street St Albans Hertfordshire

Notice of an application to modify a planning obligation Schedule 3 (Affordable Housing) of S106 agreement dated 16/06/2022 relating to 5/2021/2730 for Outline application (access only) - Construction of up to 30 dwellings with garages and associated park

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0976#VIEW?RefType=PBDC&KeyNo=133760>

Comment: St Stephen Parish Council would like to see any money taken in lieu of affordable housing to be ringfenced for affordable housing in Park Street.

Planning Application 5/2025/1140 103 Orchard Drive Park Street St Albans Hertfordshire AL2 2QI

Single storey front extension, double storey side extension (removing the existing garage). Open plan kitchen / diner, rear bedroom to utility / WC

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1140#VIEW?RefType=PBDC&KeyNo=133991>

No comment

Planning Application 5/2025/1162 5 Balmoral Close Park Street St Albans Hertfordshire AL2 2Af

Proposed garage conversion, front extension to garage, replace front slope of garage roof and internal alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1162#VIEW?RefType=PBDC&KeyNo=134019>

No comment

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

Two storey rear extension. New rooflights to ground floor roof. Alterations to openings.

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

No comment