

# 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@ststephen-pc.gov.uk](mailto:clerk@ststephen-pc.gov.uk)

Web: [www.ststephen-pc.gov.uk](http://www.ststephen-pc.gov.uk)



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

Held on **Thursday 11 September 2025** at **7.30pm**

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

Present Councillors:

David Yates

Richard Curthoys

Nuala Webb

Also present:

Amanda Feron, Assistant Clerk

Two members of the public

## **2526/PE/018 To receive and accept apologies for absence.**

Apologies received and accepted from Cllrs Pryce, Brannen and Jacob

## **2526/PE/019 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/020 To agree the minutes of the meeting held on 10 July 2025.**

**Resolved:** Proposed Cllr Curthoys, seconded Cllr Yates that the minutes from the meeting on 10 July be agreed and signed as a true record.

**Votes:** For, unanimous

## **2526/PE/021 Public Participation**

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

A member of the public asked a question about application 5/2025/1359

## **2526/PE/022 Follow up on previous actions not included in the agenda.**

None

## **2526/PE/023 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 Webb that the comments on applications included in the planning list 11 September are agreed to be submitted to SADC.

**Votes:** For, unanimous

**2526/PE/024 To receive planning reports**

- a) Enforcement updates  
None

**2526/PE/025 Clerks Report.**

Hanstead Wood update

The meeting closed at 8.41pm

Signed:

Date:

## St Stephen Parish Council Planning List September 2025

The planning applications listed here were considered by the Planning and Environment Committee on 11 September 2025 and comments submitted to St Albans District Council via delegated powers

### Planning Applications – Chiswell Green

#### Planning Application 5/2025/1223 2 Stanmount Road Chiswell Green St Albans Hertfordshire AI2 3Ag

Single storey rear extension, single storey side infill extension and garage conversion to habitable rooms. Conversion of roof space including rear dormer window

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1223#VIEW?RefType=PBDC&KeyNo=134096>

Comment: No Comment

#### Planning Application 5/2025/1276 40 Branch Road Park Street St Albans Hertfordshire AI2 2Lu

Conversion of existing property into two separate dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1276#VIEW?RefType=PBDC&KeyNo=134170>

Comment: No Comment

#### Planning Application 5/2025/1132 Proposed Solar Farm Potters Crouch Hertfordshire comment by: 16/08/2025

Construction, operation and subsequent decommissioning of a solar farm, comprising ground mounted solar photovoltaics (PV), together with associated infrastructure including inverters, transformers, cabling, CCTV, fencing, access tracks and landscaping

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1132#VIEW?RefType=PBDC&KeyNo=133980>

Comment: Objection to approval in current form, more information required.

#### Planning Application 5/2025/0847 Land Rear Of 25 And 27 Driftwood Avenue Accessed From Tennyson Road Chiswell Green St Albans Hertfordshire comment by: 23/08/2025

Erection of two new detached two-storey dwellings with associated parking and landscaping, with means of access and other associated development from Tennyson Road

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0847#VIEW?RefType=PBDC&KeyNo=133590>

Comment: No Comment

#### Planning Application 5/2025/1258 3 Carisbrooke Road Chiswell Green St Albans Hertfordshire AI2 3Hr

Single storey rear extension and double story side extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1258#VIEW?RefType=PBDC&KeyNo=134146>

Comment: No Comment

#### Planning Application 5/2025/1305 88 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Jz

Demolition of existing bungalow and construction of a replacement chalet bungalow and a garden

room to rear garden

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1305#VIEW?RefType=PBDC&KeyNo=134208>

Comment: No Comment

### **Planning Application 5/2025/1359 The Noke Hotel Watford Road And Land East And West Of Miriam Lane Chiswell Green St Albans Hertfordshire AI2 3Ds**

Outline application (access sought) - Demolition of existing buildings and structures and the phased development of residential dwellings (Use Class C3) and a residential care home (Use Class C2) with associated landscaping, parking and ancillary works

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1359#VIEW?RefType=PBDC&KeyNo=134286>

Comment: St Stephen Parish Council notes the many serious points raised by objectors and requests that this application is called in.

### **Planning Application 5/2025/1355 Land Between 84-108 Ragged Hall Lane Chiswell Green St Albans Hertfordshire**

Outline application (all matters reserved) - Seven serviced plots for self-build and custom housebuilding

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1355#VIEW?RefType=PBDC&KeyNo=134277>

Comment: Inappropriate development in the Green Belt with no very special circumstances.

## **Planning Applications – Bricket Wood**

### **Planning Application 5/2025/1193 14 Bucknalls Drive Bricket Wood Hertfordshire AI2 3XI comment by: 23/08/2025**

Demolition of existing bungalow and garage and replacement detached dwelling, demolition of existing dilapidated outbuilding and replacement garden room

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1193#VIEW?RefType=PBDC&KeyNo=134059>

Comment: No Comment

### **Planning Application 5/2025/1260 Land Rear Of 14 Oakwood Road Bricket Wood Hertfordshire AI2 3Pu comment by 23/08/2025**

Demolition of existing garages and the erection of a detached dwelling with associated landscape

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1260#VIEW?RefType=PBDC&KeyNo=134148>

Comment: Objection. St Stephen Parish Council notes and endorses the neighbour's comment. The small frontage and number of stories is out of character with the area.

### **Planning Application 5/2025/1139 80 Oakwood Road Bricket Wood Hertfordshire AI2 3Qa**

Variation of Condition 2 (approved plans) to amend the approved scheme following alteration to boundary, and removal of Conditions 3 (samples of materials) and 9 (landscape design proposals) of planning permission 5/2020/2720 dated 11/2/2021 for demolition

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1139#VIEW?RefType=PBDC&KeyNo=1>

[33992](#)

Comment: No Comment

**Planning Application 5/2025/1477 70 Oakwood Road Bricket Wood Hertfordshire AI2 3Qa**

Variation of Condition 2 (approved plans) to allow minor alterations to the openings to the single storey rear extension part to accommodate interior design / layout changes, and subsequent alterations to the external appearance in response to changes in

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1477#VIEW?RefType=PBDC&KeyNo=134453>

Comment: No Comment

**Planning Application 5/2025/1301 2 Brackendene Bricket Wood Hertfordshire AI2 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%2F1301#VIEW?RefType=PBDC&KeyNo=134203>

Comment: No Comment

**Planning Application 5/2025/0928 60 Oakwood Road Bricket Wood Hertfordshire AI2 3Px**

single-storey side and rear extension, re-positioned dwarf boundary wall, new front driveway and alterations to boundary treatment including new front wall

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

Comment: No Comment

**Planning Applications – Park Street**

**Planning Application 5/2025/1103 24-26 How Wood Park Street St Albans Hertfordshire AI2 2Ra**

New plant to replace existing in rear yard within new acoustic housing and electric meter box. Conversion of rear garages for new storage use, with associated internal and external works, including ventilation and external LED lighting.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1103#VIEW?RefType=PBDC&KeyNo=133941>

Comment: St Stephen Parish Council supports this application.

**Planning Application 5/2025/1179 80 Tippendell Lane Park Street St Albans Hertfordshire AI2 2Hd comment by: 09/08/2025**

Proposed demolition of existing bungalow and extensions, along with detached garage and rebuilding the original property with an additional floor level, a new outbuilding and a new double garage - Resubmission with amendments to refused Planning Application.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1179#VIEW?RefType=PBDC&KeyNo=134043>

Comment: No Comment

**Planning Application 5/2025/0827 The Overdraught Ph 86 Park Street Park Street St Albans Hertfordshire AI2 2Jr comment by: 15/08/2025**

Advertisement consent - Display of externally illuminated and non-illuminated panel signs, non-illuminated free standing sign, erection of post with externally illuminated and non-illuminated sign and installation of external lighting

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0827#VIEW?RefType=PBDC&KeyNo=133556>

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 dwellings and 5% self-build and custom build dwellings, public open space, landscaping and associated infrastructure (additional information)

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

Comment: St Stephen Parish Council notes and endorses the comments from Herts Highways.

**Planning Application 5/2025/1146 61 Spooners Drive Park Street St Albans Hertfordshire AI2 2Hw comment by: 23/08/25**

New front porch

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1146#VIEW?RefType=PBDC&KeyNo=133997>

Comment: No Comment

**Planning Application 5/2025/1282 56 Birchwood Way Park Street St Albans Hertfordshire AI2 2Sq comment by: 29/08/2025**

Removal of existing conservatory and construction of a single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1282#VIEW?RefType=PBDC&KeyNo=134180>

Comment: No Comment

**Planning Application 5/2025/1321 16 Hazel Road Park Street St Albans Hertfordshire AI2 2Aj**

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1321#VIEW?RefType=PBDC&KeyNo=134230>

Comment: Strong objection. The proposed single storey extension is larger than the previously refused single storey application.

**Planning Application 5/2025/1449 12 Meadow Avenue Shenley Radlett Hertfordshire Wd7 9Fj**

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1449#VIEW?RefType=PBDC&KeyNo=134409>

Comment: No Comment

**Planning Application 5/2025/1465 176 Tippendell Lane Park Street St Albans Hertfordshire AI2 2Hz**

Conversion of garage including new roof to create bathroom and utility room with retained garage storage and alterations to external openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1465#VIEW?RefType=PBDC&KeyNo=134443>

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 café

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

Comment: Strong Objection. Coalescence between St Albans and Radlett, unsustainable location and inappropriate development in the Green Belt with no very special circumstances.

**Planning Application 5/2025/1502 4 Minister Court Frogmore St Albans Hertfordshire AI2 2Nf**

Replace existing timber windows with uPVC windows

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1502#VIEW?RefType=PBDC&KeyNo=134484>

Comment: No Comment

**Planning Application 5/2025/1534 54 Maplefield Park Street St Albans Hertfordshire AI2 2Bq**

Single storey front extension with mono-pitched roof and alteration to opening

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1534#VIEW?RefType=PBDC&KeyNo=134529>

Comment: No Comment