

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

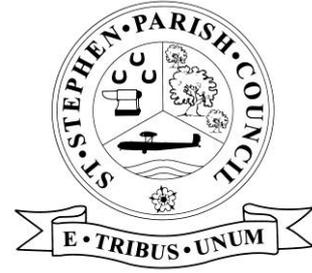
THE PARISH CENTRE STATION ROAD BRICKET WOOD

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Minutes of the **Planning and Environment Committee** meeting  
Held on **Thursday 9 October 2025** at **7.30pm**  
**Venue:** St Stephen Parish Centre, Station Road, Bricket Wood, AL2 3PJ

Present Councillors:

David Yates

Bill Pryce

David Brannen

Also present:

Amanda Feron, Assistant Clerk

## **2526/PE/026 To receive and accept apologies for absence.**

Apologies received and accepted from Cllrs Curthoys, Webb and Jacob.

## **2526/PE/027 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.

Cllr Yates disclosed a non-pecuniary interest in planning application **5/2025/1604** and did not participate in the discussion or decision.

## **2526/PE/028 To agree the minutes of the meeting held on 11 September 2025.**

**Resolved:** Proposed Cllr Pryce, seconded Cllr Yates that the minutes from the meeting on 11 September be agreed and signed as a true record.

**Votes:** For, unanimous

## **2526/PE/029 Public Participation**

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

None

## **2526/PE/030 Follow up on previous actions not included in the agenda.**

None

## **2526/PE/031 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 Yates, seconded Cllr Brannen that the comments on applications included in the planning list 9 October are agreed to be submitted to SADC.

**Votes:** For, unanimous

## **2526/PE/032 To receive planning reports**

- a) Enforcement updates

None

**2526/PE/033 Clerks Report.**

Update on the Community Governance Review (CGR) and Local Governance Review (LGR).

The Committee noted the update and expressed its support for the response submitted by Cllr Yates. The Committee also supported the proposal to request an asset transfer of land from SADC.

**Action:** Clerk to add discussion of the submitted CGR response to the agenda of the next Full Council meeting

**Action:** Clerk to add discussion of the potential asset transfer from SADC of the area of land associated with the former sewage works, lying between Tippendell Lane, Watling Street and the A405 to next Full Council meeting

**The meeting closed at 8.10pm**

**Signed:**

**Date:**

## Stephen Parish Council Planning List October 20266

The planning applications listed here were considered by the Planning and Environment Committee on 9 October 2025 and comments submitted to St Albans District Council via delegated powers

### Planning Applications – Chiswell Green

#### Planning Application 5/2025/0694 101 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Jy

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 increased height of boundary treatment

<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 5/2025/1155 5 Turnberry Drive Bricket Wood Hertfordshire AI2 3UF

Garage conversion to habitable use

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1155#VIEW?RefType=PBDC&KeyNo=134011>

**Comment: No comment**

#### Planning Application 5/2025/1481 3 Hanstead Cottages Drop Lane Bricket Wood Hertfordshire AI2 3Ph

Demolition of existing outbuilding and erection of a four-bedroom detached dwellinghouse with associated landscaping, access improvements and parking provision

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1481#VIEW?RefType=PBDC&KeyNo=134458>

**Comment: Strong objection. Inappropriate development in the Green Belt without very special circumstances. The proposed design is detrimental to the openness of the Green Belt, incompatible with adjacent properties and out of keeping with the street scene. Over development of the plot. Potential impact on protected species.**

#### Planning Application 5/2025/1662 22 Woodside Road Bricket Wood Hertfordshire AI2 3QI

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1662#VIEW?RefType=PBDC&KeyNo=134726>

**Comment: No comment**

#### Planning Application 5/2025/1690 Butter Foal Stud And Tack Shop Smug Oak Lane Bricket Wood Hertfordshire AI2 3Pn

Works to the retail hut and storage shed, comprising replacement of existing external timber facade with like-for-like blackened timber cladding and replacement of existing roof cladding with dark grey corrugated metal panels. The addition of new skylight

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1690#VIEW?RefType=PBDC&KeyNo=134768>

**Comment: No comment**

## **Planning Applications – Park Street**

### **Planning Application 5/2025/1149 2 Heath Way Shenley Radlett Hertfordshire Wd7 9Fg**

Single storey rear extension to existing dwelling (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1149#VIEW?RefType=PBDC&KeyNo=134005>

**Comment: No comment**

### **Planning Application 5/2025/1589 Unit G Ventura Park Old Parkbury Lane Colney Street St Albans Hertfordshire**

Flexible change of use of the existing building to padel facility (use class E(d)) with ancillary shop (use class E(a)) and cafe (use class E(b)), including external building alterations and extended internal mezzanine, or industrial uses (use classes E(g)).

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1589#VIEW?RefType=PBDC&KeyNo=134610>

**Comment: St Stephen Parish Council supports this application**

### **Planning Application 5/2025/1160 Land East Of Kingsley Green Harper Lane Shenley Radlett Hertfordshire**

Hybrid planning application comprising: (1) Outline planning application for a residential development (up to 200 dwellings), community building, associated works including infrastructure, blue and green infrastructure and landscaping/drainage attenuation

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1160#VIEW?RefType=PBDC&KeyNo=134021>

**Comment: Strong objection. Inappropriate development in an unsuitable location in the Green Belt without very special circumstances.**

### **Planning Application 5/2025/1604 11 The Mall Park Street St Albans Hertfordshire AI2 2Ht**

Demolition of existing building and construction of new single family 2 storey dwelling

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1604#VIEW?RefType=PBDC&KeyNo=134633>

**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 5/2025/1105 6 Moorlands Park Street St Albans Hertfordshire AI2 2Lq**  
Single storey rear extension, new boundary treatment and internal alterations

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

**Comment: No comment**

**Planning Application 5/2025/1624 202 Radlett Road Frogmore St Albans Hertfordshire AI2 2En**

Erection of six dwellings with associated landscaping, parking and access

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1624#VIEW?RefType=PBDC&KeyNo=134664>

**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.**

**The Parish Council also notes the importance of protecting existing trees and minimising environmental impact in accordance with Policy S6 of the Neighbourhood Plan.**

**Planning Application 5/2025/1679 The Overdraught Ph 86 Park Street Park Street St Albans Hertfordshire AI2 2Jr**

Listed building consent - Erection of illuminated and non-illuminated signs to the exterior of the building and redecoration of the exterior of the building

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1679#VIEW?RefType=PBDC&KeyNo=134753>

**Comment: St Stephen Parish Council supports this application**

**Planning Application 5/2025/1669 74 Ringway Road Park Street St Albans Hertfordshire AI2 2Rd**

Alterations to allow for wheelchair access. Installation of new cladding around dwelling including front elevation, following the installation of external insulation on the rear and east facing elevations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1669#VIEW?RefType=PBDC&KeyNo=134739>

**Comment: No comment**