

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

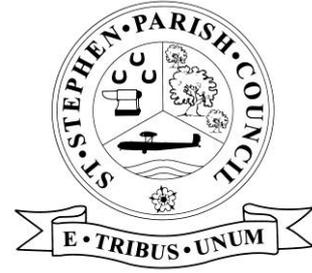
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting
Held on **Thursday 12 February 2026 at 7.30pm**
Venue: St Stephen Parish Centre, Station Road, Bricket Wood, AL2 3PJ

Present Councillors:

David Yates Bill Pryce
Aaron Jacobs David Brannen

2526/PE/060 To receive and accept apologies for absence.

Apologies received and accepted from Cllr Webb.

2526/PE/061 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.

Cllr Yates declared a non-pecuniary interest in planning application 5/2026/0102.

2526/PE/062 To agree the minutes of the meeting held on 8 January 2026.

Resolved: Proposed Cllr Brannen, seconded Cllr Pryce that the minutes from the meeting on 8 January be agreed and signed as a true record.

Votes: For, unanimous

2526/PE/063 Public Participation

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

None

2526/PE/064 Follow up on previous actions not included in the agenda.

2526/PE/065 To review draft biodiversity policy and make recommendation for adoption to Full Council. Draft policy attached.

Action: Clerk to revise draft biodiversity policy in line with feedback for further consideration by the Planning and Environment Committee before recommendation to Full Council.

2526/PE/066 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 Jacob, seconded Cllr Pryce that the comments on applications included in the planning list on 12 February are agreed to be submitted to SADC.

Votes: For, unanimous

2526/PE/067 To receive planning reports

- a) Enforcement updates
- None

2526/PE/068 Clerks Report.

The meeting closed at 8.36pm

Signed:

Date:

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St Stephen Parish Council Planning List February 2026

The planning applications listed were considered by the Planning and Environment Committee on 12 February 2026 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2026/0007 136 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Jz

Alterations to front elevation comprising extending the garage forward and converting it to living accommodation and removal of the tiled canopy over the front door

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0007#VIEW?RefType=PBDC&KeyNo=135703>

Comment: Objection. We note the neighbours comment about the side window.

Planning Application 5/2026/0033 2 Hollybush Avenue Chiswell Green St Albans Hertfordshire AI2 3Ad

Demolition of outbuilding and construction of a side and rear extension, hip to gable loft conversion with front and rear dormer windows

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0033#VIEW?RefType=PBDC&KeyNo=135737>

Comment: Objection. Overdevelopment of site. The Committee notes and endorses the neighbours' objections.

Planning Application 5/2026/0015 25 Chiswell Green Lane St Albans Hertfordshire AI2 3Aj

Single storey side, rear and front extension, first floor rear extension and flat roof to existing rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0015#VIEW?RefType=PBDC&KeyNo=135715>

Comment: No comment.

Planning Application 5/2025/2013 The Limes Burston Manor North Orbital Road Chiswell Green St Albans AI2 2Ds

Single storey front and rear extensions plus first floor recessed balcony, insertion of rooflights

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2013#VIEW?RefType=PBDC&KeyNo=135222>

Comment: No comment.

Planning Application 5/2025/2262 4 Chiswell Green Lane St Albans Hertfordshire AI2 3Ah

First floor front, side and rear extensions, single storey rear extension following demolition of conservatory and loft conversion with new skylights to front and rear extensions

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2262#VIEW?RefType=PBDC&KeyNo=135561>

Comment: The Committee considers that due consideration should be given to the proximity of the site to the existing substation.

Planning Applications – Bricket Wood

Planning Application 5/2025/2360 30 South Riding Bricket Wood Hertfordshire AI2 3Ne

Erection of a detached outbuilding to rear to be used as an ancillary annexe

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2360#VIEW?RefType=PBDC&KeyNo=135687>

Comment: No comment.

Planning Application 5/2026/0103 60 West Riding Bricket Wood Hertfordshire AI2 3Qq

Erection of attached dwelling and formation of 4 ancillary car parking spaces

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0103#VIEW?RefType=PBDC&KeyNo=135821>

Comment: No comment.

Planning Application 5/2026/0102 Moor Mill Tanker Depot Smug Oak Lane Bricket Wood Hertfordshire AI2 3Tz

Outline application (access sought) - The demolition and removal of existing buildings and the construction of up to 16 dwellings with revised access arrangements

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0102#VIEW?RefType=PBDC&KeyNo=135820>

Comment: No objection at this stage provided the proposed houses are designed in accordance with the St Stephen Neighbourhood Plan. The Committee will provide further comments at the reserved matters stage. Objection is raised to proposed street lighting along Smug Oak Lane. The Committee also notes that development on grey belt sites in unsustainable locations with insufficient infrastructure is doing a disservice to the character of development in the Parish.

Planning Applications – Park Street

Planning Application 5/2025/2289 38 Park Street Lane Park Street St Albans Hertfordshire AI2 2Jb

Demolition of existing conservatory, rear extension, partial 2 storey, new roof, attic to become habitable space, addition of covered porch to front and internal alterations

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F25%2F2025%2F2289>

Comment: No comment.

Planning Application 5/2025/2297 9/01/2026 226 Park Street Lane Park Street St Albans Hertfordshire AI2 2Aq

Construction of three detached dwellings and associated landscaping following the demolition of the existing dwelling, garage and outbuilding, installation of solar panels and air source heat pumps

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2297#VIEW?RefType=PBDC&KeyNo=135610>

Comment: Objection. Overdevelopment of site. The Committee considers that the first property provides insufficient amenity space. The two proposed three storey houses are too close together and uncharacteristic of the existing grain of development. In addition, the number of bedrooms does not align with the St Stephen Parish Neighbourhood Plan policy S2, which supports 1, 2 and 3 bedroom houses to meet local need.

Planning Application 5/2026/0142 Toll Cottage 12 Burydell Lane Park Street St Albans Hertfordshire AI2 2Pq

Demolition of an existing single storey side extension and erection of a two-storey rear/side extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0142#VIEW?RefType=PBDC&KeyNo=135883>

Comment: The Committee supports this application.

Planning Application 5/2026/0144 Toll Cottage 12 Burydell Lane Park Street St Albans Hertfordshire AI2 2Pq

Listed building Consent - Demolition of an existing single storey side extension and erection of a two-storey rear/side extension.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0144#VIEW?RefType=PBDC&KeyNo=135884>

Comment: The Committee supports this application

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