

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

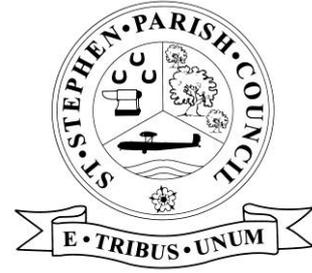
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting
Held **Thursday 13 November 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

Matthew Huddleston, Grounds Manager

One member of the public

2526/PE/034 To receive and accept apologies for absence.

Apologies received and accepted from Cllrs Webb and Jacob.

2526/PE/035 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.
- None

2526/PE/036 To agree the minutes of the meeting held on 9 October 2025.

Resolved: Proposed Cllr Pryce, seconded Cllr Curthoys that the minutes from the meeting on 9 October be agreed and signed as a true record.

Votes: For, unanimous

2526/PE/037 Public Participation

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

The agent spoke regarding planning application 5/2024/0086.

2526/PE/038 Follow up on previous actions not included in the agenda.

None

2526/PE/039 To discuss and agree that reserved matters planning applications will, where relevant, be brought before the Committee for consideration in future.

Resolved: Proposed Cllr Yates seconded Cllr Pryce that reserved matters planning applications will, where relevant be brought before the Committee for consideration in the future.

Votes: For, 3. Abstention 1

2526/PE/040 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 Pryce seconded Cllr Curthoys that the comments on applications included in the planning list on 13 November are agreed to be submitted to SADC.

Votes: For, unanimous

2526/PE/041 To receive planning reports

a) Enforcement updates

None

2526/PE/042 Clerks Report.

The meeting closed at 8.40pm

Signed:

Date:

St Stephen Parish Council Planning List November 2025

The planning applications listed here were considered by the Planning and Environment Committee on 13 November and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2025/1759 18 Carisbrooke Road Chiswell Green St Albans Hertfordshire AI2 3Hr

Front infill extension to allow for the conversion of an integrated garage, insertion of rooflights to the front porch and main roof, single storey rear extension to replace existing conservatory and alteration to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1759#VIEW?RefType=PBDC&KeyNo=134868>

Comment: No comment

Planning Application 5/2025/1730 29 Laburnum Grove Chiswell Green St Albans Hertfordshire AI2 3Hq

Part single storey, part two storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1730#VIEW?RefType=PBDC&KeyNo=134829>

Comment: The boundary of the plot includes land that does not appear on SADC's GIS, which is not in accordance with the declaration on the application form.

Planning Application 5/2025/1716 Land Rear Of 3 Serge Hill Cottages Sergehill Lane Bedmond Abbots Langley Hertfordshire

Change of use of land from garden / sui generis fields to agriculture and erection of agricultural barn for hay and machinery storage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1716#VIEW?RefType=PBDC&KeyNo=134811>

Comment: No comment

Planning Application 5/2025/1720 Land Rear Of 3 Serge Hill Cottages Sergehill Lane Bedmond Abbots Langley Hertfordshire

Change of use of C3 Ancillary shed to E (g) Office lunch room with replacement C3 Ancillary shed

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1720#VIEW?RefType=PBDC&KeyNo=134817>

Comment: No comment

Planning Application 5/2025/1568 Land at Junction of Tippendell Lane And North Orbital Road Chiswell Green St Albans Hertfordshire

Permission is sought for change of use of land to residential, for two Gypsy Traveller families. The site to contain two static caravans, one touring caravan, parking for four cars, water treatment plant, with associated hardstanding and infrastructure (r

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1568#VIEW?RefType=PBDC&KeyNo=134579>

Comment: Strong objection. The Council has concerns about the intensification of access from the A405 and believes this may require a separate application.

Planning Application 5/2025/1830 Ashridge 3 Handley Gate Bricket Wood Hertfordshire AI2 3Rw

Conversion of existing internal garage into family room

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1830#VIEW?RefType=PBDC&KeyNo=134975>

Comment: No comment

Planning Application 5/2023/2112 Centurion Club Hemel Hempstead Road Leverstock Green Hemel Hempstead Hertfordshire Hp3 8La

Provision of 10 additional holes to the existing 18-hole golf course

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F2112#VIEW?RefType=PBDC&KeyNo=128672>

Comment: Objection. The Council endorses the objections to the loss of woodland expressed by St Michael's Parish Council and others.

Planning Applications – Bricket Wood

Planning Application 5/2025/1762 Carpenters Workshop Lye Lane Bricket Wood Hertfordshire AI2 3Tj

Outline - (Access, Landscaping and Layout sought) Redevelopment by the erection of nine dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1762#VIEW?RefType=PBDC&KeyNo=134878>

Comment: The Council supports this application, subject to the condition that no access pedestrian or otherwise is created from the development to Blackgreen Wood

Planning Application 5/2025/1861 69B Oakwood Road Bricket Wood Hertfordshire AI2 3Qb

Part single, part two storey rear extension and alteration to openings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1861#VIEW?RefType=PBDC&KeyNo=135010>

Comment: No comment

Planning Application 5/2025/1802 90 Bucknalls Lane Garston Hertfordshire Wd25 9Nh

Proposed single storey rear extension, proposed replacement raised roof with side dormers, render finish, replacement windows and front porch

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1802#VIEW?RefType=PBDC&KeyNo=134933>

Comment: No comment

Planning Application 5/2025/1797 26 Woodside Road Bricket Wood Hertfordshire AI2 3QI

Construction of freestanding garden room to rear of garden

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1797#VIEW?RefType=PBDC&KeyNo=134926>

Comment: No comment

Planning Application 5/2025/1667 31 Mount Pleasant Lane Bricket Wood Hertfordshire AI2 3Ux

Outbuilding

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1667#VIEW?RefType=PBDC&KeyNo=134736>

Comment: No comment

Planning Application 5/2025/0836 Tudor Cottage 2 Mount Pleasant Lane Bricket Wood Hertfordshire AI2 3Uz

Detached granny annexe and the demolition of existing outbuildings.

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

Comment: No comment

Planning Application 5/2025/1874 15 Old Watford Road Bricket Wood Hertfordshire AI2 3Rs

Proposed extension to garage and sub division of site, with existing out building

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1874#VIEW?RefType=PBDC&KeyNo=135025>

Comment: Strong objection. Uncharacteristic back land development.

Planning Application 5/2025/1851 Copsewood Lye Lane Bricket Wood Hertfordshire

Advertisement Consent - Temporarily erect 1 x freestanding advertising board and 6x board attached to existing fencing

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1851#VIEW?RefType=PBDC&KeyNo=134999>

Comment: Objection. Unnecessary and overlarge, dominating a key approach to St Albans.

Planning Applications – Park Street

Planning Application 5/2025/1703 7 Minister Court Frogmore St Albans Hertfordshire AI2 2Nf

Retention of replacement windows

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1703#VIEW?RefType=PBDC&KeyNo=134786>

Comment: The Council supports this application.

Planning Application 5/2025/1765 33 Mayflower Road Park Street St Albans Hertfordshire AI2 2Qp

Single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1765#VIEW?RefType=PBDC&KeyNo=134880>

Comment: No comment

Planning Application 5/2025/1738 67 Mayflower Road Park Street St Albans Hertfordshire AI2 2Qn

Demolition of existing dwelling and erection of 2x dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1738#VIEW?RefType=PBDC&KeyNo=134840>

Comment: Objection. The previous application was refused under delegated powers and the reason for St Stephen Parish Council's call-in was not used in the refusal. As SADC has now removed the ability to refuse on the grounds of discordance with its setting, a view we still hold, we have no further comment on the current application.

Planning Application 5/2025/1825 Telecommunications Site Opposite Junction With Moor Mill Lane Radlett Road

Frogmore St Albans Hertfordshire

Prior notification - Installation of 30 metre telecommunications mast and associated supporting apparatus located in the South-West corner of Area 1 of the Site

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1825#VIEW?RefType=PBDC&KeyNo=134969>

Comment: Objection. Lattice towers are not appropriate for residential streets.

Planning Application 5/2025/1705 34 Mayflower Road Park Street St Albans Hertfordshire AI2 2Qw

Change of use of amenity land to construct ground floor extension to form disabled washing facilities, infill external side door way to kitchen, widen front door aperture to form wheelchair suitable access including a ramped entrance path, form two french

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1705#VIEW?RefType=PBDC&KeyNo=134793>

Comment: Strongly support this modest alteration which will benefit a long-term resident..

**Planning Application 5/2025/1880 141 Watling Street Park Street St Albans Hertfordshire
AI2 2Nn**

Erection of a detached garage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1880#VIEW?RefType=PBDC&KeyNo=135033>

Comment: No comment