

ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

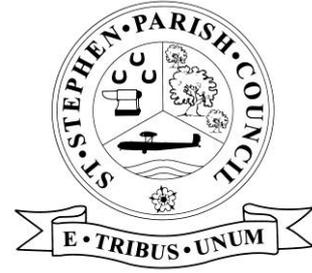
THE PARISH CENTRE STATION ROAD BRICKET WOOD

ST ALBANS HERTS AL2 3PJ

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Minutes of the **Planning and Environment Committee** meeting
Held on **Thursday 8 January 2026** at **7.30pm**
Venue: St Stephen Parish Centre, Station Road, Bricket Wood, AL2 3PJ

Present Councillors:

David Yates Aaron Jacobs Nuala Webb David Brannen

Also present:

Amanda Feron, Assistant Clerk

2526/PE/052 To receive and accept apologies for absence.

Apologies received and accepted from Cllrs Pryce and Curthoys.

2526/PE/053 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 declared a non-pecuniary interest in planning application 5/2025/2128.

2526/PE/054 To agree the minutes of the meeting held on 13 November 2025.

Resolved: Proposed Cllr Brannen, seconded Cllr Webb that the minutes from the meeting on 13 November be agreed and signed as a true record.

Votes: For, unanimous

2526/PE/055 Public Participation

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

None

2526/PE/056 Follow up on previous actions not included in the agenda.

None

2526/PE/057 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 Webb, seconded Cllr Brannen that the comments on applications included in the planning list on 8 January are agreed to be submitted to SADC.

Votes: For, unanimous

2526/PE/058 To receive planning reports

- a) Enforcement updates

None

2526/PE/059 Clerks Report.

The meeting closed at 8.39pm

Signed:

Dates:

St Stephen Parish Council Planning List January 2026

The planning applications listed here were considered by the Planning and Environment Committee on 8 January 2026 and comments submitted to St Albans District Council via delegated powers

Planning Applications – Chiswell Green

Planning Application 5/2025/2055 361 Watford Road Chiswell Green St Albans Hertfordshire AI2 3Db

Dropped kerb

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2055#VIEW?RefType=PBDC&KeyNo=135285>

Comment: No comment

Planning Application 5/2025/2064 Land Adjacent 2 Ragged Hall Lane Chiswell Green St Albans Hertfordshire

Permission in Principle - Erection of between 1 and 9 residential dwellings

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2064#VIEW?RefType=PBDC&KeyNo=135297>

Comment: Objection in principle to commenting at the Permission in Principle stage. The Council notes that this application is submitted as a Permission in Principle and that this represents the only opportunity for the Council to provide a comment.

Planning Application 5/2025/2121 64 Stanley Avenue Chiswell Green St Albans Hertfordshire AI2 3Az

Proposed rear dormer window to facilitate conversion of loft space into habitable rooms and front entrance porch

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2121#VIEW?RefType=PBDC&KeyNo=135367>

Comment: No comment

Planning Application 5/2025/2159 33 Driftwood Avenue Chiswell Green St Albans Hertfordshire AI2 3De

Demolition of existing conservatory, construction of single storey rear extension with rooflights and addition of two windows to side elevation

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2159#VIEW?RefType=PBDC&KeyNo=135429>

Comment: No comment

Planning Application 5/2025/2200 1 Penman Close Chiswell Green St Albans Hertfordshire AI2 3Dj

Proposal for conversion of garage into habitable and part single storey rear and front extensions

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2200#VIEW?RefType=PBDC&KeyNo=135482>

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: While the Council welcomes the additional information provided, it is concerned that many serious issues raised by residents that remain unaddressed. The Council therefore requests that this application be referred to the Development Management Committee for deliberation.

Planning Applications – Bricket Wood

Planning Application 5/2025/2087 Copsewood Lye Lane Bricket Wood Hertfordshire

Variation of Conditions 4 (approved plans), 8 (protection of trees - foundation details & excavation for services), 16 (highway improvements - access works and offsite) and 22 (existing access - closure) to amend the parameter, highways and tree protection

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2087#VIEW?RefType=PBDC&KeyNo=135327>

Comment: Strong objection to increasing heights from 3 to 4 storeys. To say that increase in height is not out of context is considered unreasonable and unsupported.

Planning Application 5/2025/1998 110 Bucknalls Lane Garston Hertfordshire Wd25 9Nh

Single storey rear extension, roof alterations to include raised ridge line hips to gables and rear dormer (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1998#VIEW?RefType=PBDC&KeyNo=135202>

Comment: No comment

Planning Application 5/2025/2001 75A Oakwood Road Bricket Wood Hertfordshire AI2 3Qb

Proposed garage conversion and front facade changes, internal alterations and all associated works

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2001#VIEW?RefType=PBDC&KeyNo=135207>

Comment: No comment

Planning Application 5/2025/2067 Riverside Stables Drop Lane Bricket Wood Hertfordshire AI2 3Tx

Construction of hydro-pool house with sauna and changing room

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2067#VIEW?RefType=PBDC&KeyNo=135301>

Comment: No comment

Planning Application 5/2025/1999 108 Bucknalls Lane Garston Hertfordshire Wd25 9Nh

Single storey rear extension and roof alterations to include hip to gable and rear dormer (retrospective)

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1999#VIEW?RefType=PBDC&KeyNo=135205>

Comment: No comment

Planning Application 5/2025/2163 41 Old Watford Road Bricket Wood Hertfordshire AI2 3Ru

Variation of Condition 3 (materials) to amend the materials to comply with policies 69 and 72 of planning permission 5/2025/0159 dated 14/08/2025 for Two storey front, side and rear extension with Juliette balcony to rear, attached garage to side, addition

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2163#VIEW?RefType=PBDC&KeyNo=135433>

Comment: No comment

Planning Application 5/2025/2165 20 Barnes Wallis Way Bricket Wood Hertfordshire AI2 3Fh

Partial garage conversion to habitable space with addition of rear patio sliding bi-fold door

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2165#VIEW?RefType=PBDC&KeyNo=135435>

Comment: No comment

Planning Application 5/2025/2220 13 Herald Way Bricket Wood Hertfordshire AI2 3Fj

Garage conversion

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2220#VIEW?RefType=PBDC&KeyNo=135506>

Comment: No comment

Planning Applications – Park Street

Planning Application 5/2025/2102 14 Spooners Drive Park Street St Albans Hertfordshire AI2 2HI

Single storey wrap around (Front, Rear & Side) extension with Roof lantern, Demolition of existing garage, Erection of 2m boundary fence

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2102#VIEW?RefType=PBDC&KeyNo=135342>

Comment: Objection to height boundary fence impact on street scene if at front of property.

Planning Application 5/2025/2072 4 Radlett Road Frogmore St Albans Hertfordshire AI2 2Lf,

New outbuilding behind the garage that will include an office and a gym

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2072#VIEW?RefType=PBDC&KeyNo=135304>

Comment: No comment

Planning Application 5/2025/2157 15 Radlett Road Frogmore St Albans Hertfordshire AI2 2Jx

Proposed dropped kerb and driveway

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2157#VIEW?RefType=PBDC&KeyNo=135426>

Comment: Objection on grounds of highway safety.

Planning Application 5/2025/2128 4 The Mall Park Street St Albans Hertfordshire AI2 2Ht

Demolition of existing bungalow and outbuilding and construction of 4 bed/8 person two storey dwelling house

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2128#VIEW?RefType=PBDC&KeyNo=135379>

Comment: Strong Objection. The Council notes and endorses the comments submitted by neighbouring residents and supports the call-in citing the following concerns: 3 storey building, over development of the site, out of keeping with the character of the road, impact on the street scene, inadequate parking and safety concerns for pedestrians.

In addition, the number of bedrooms does not align with the St Stephen Parish Neighbourhood Plan policy S2, which supports for 1, 2 and 3 bedroom houses to meet local need. The Council is particularly concerned about the loss the loss of yet another bungalow to create a 4 bedroom property.

Planning Application 5/2025/2197 1 Old Orchard Park Street St Albans Hertfordshire AI2 2Qb

Two storey side extension, loft conversion to habitable accommodation following extension to existing loft space, front dormer windows, alterations to openings and new fence

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2197#VIEW?RefType=PBDC&KeyNo=135479>

Comment: Strong objection. The Council endorses the comments from the neighbouring property. Because of the orientation of the property, this would result in an overlong extension which would be highly visible and harmful to the residents of Hawfield Gardens.

Planning Application 5/2025/2198 1 Old Orchard Park Street St Albans Hertfordshire AI2 2Qb

Certificate of Lawfulness (proposed) - rear dormer

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=AI2%202Qb#VIEW?RefType=PBDC&KeyNo=135478>

Comment: Please see comment for 5/2025/2197