

# ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

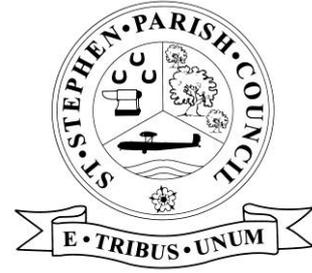
THE PARISH CENTRE STATION ROAD BRICKET WOOD

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Minutes of the **Planning and Environment Committee** meeting  
Held on **Thursday 12 March 2026** at **7.30pm**

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

## **Present Councillors:**

David Yates                      Bill Pryce                      Richard Curthoys  
David Brannen                Nuala Webb from planning application 5/2026/0212.

## **Also present:**

Amanda Feron, Assistant Clerk

### **2526/PE/069 To receive and accept apologies for absence.**

Apologies received and accepted from Cllr Jacob. Cllr Webb advised that she would be arriving late.

### **2526/PE/070 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 5/2026/0244.

Cllr Brannen declared a non-pecuniary interest in planning application 5/2026/0202.

### **2526/PE/071 To agree the minutes of the meeting held on 12 February 2026.**

**Resolved:** Proposed Cllr Brannen, seconded Cllr Pryce that the minutes from the meeting on 12 February be agreed and signed as a true record.

**Votes:** For, unanimous

### **2526/PE/072 Public Participation**

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

None

### **2526/PE/073 Follow up on previous actions not included in the agenda.**

Cllr Curthoys submitted additional comments in relation to item 2526/PE/065.

**Action:** Clerk to incorporate additional comments in draft Biodiversity Policy for further consideration by the Planning and Environment Committee before recommendation to Full Council.

### **2526/PE/074 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 12 March are agreed to be submitted to SADC.

**Votes:** For, unanimous

**2526/PE/075 To receive planning reports**

- a) Enforcement updates
- None

**2526/PE/076 Clerks Report.**

Update on Community Tree Planting day at Greenwood Park

Park Mill, Park Street water mill restoration. Cllr Pryce raised concerns that the planning condition requiring restoration of the water mill may not have been fulfilled.

**Action:** Assistant Clerk to contact the Planning Enforcement Team to seek clarification on the status of the condition.

The meeting closed at 8.25pm

Signed

Date

## St Stephen Parish Council Planning List March 2026

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

### Planning Applications – Chiswell Green

#### Planning Application 5/2026/0219 Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire AI2 2Ds

Variation of Conditions 10 (access and drainage) and 11 (access arrangements) to allow initial occupation of the development prior to completion of the off-site S278 access and drainage works of planning permission 5/2024/0142 dated 21/01/2025.

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0219#VIEW?RefType=PBDC&KeyNo=135982>

**Comment:** The Council considers the current proposed variation to be too lax. If SADC is minded to approve the variation, the Council requests that no more than 50% of the dwellings are occupied until the off-site access and drainage works are fully completed.

#### Planning Application 5/2026/0258 21 Hammers Gate Chiswell Green St Albans Hertfordshire AI2 3Dz

Single storey rear extension following demolition of existing single storey rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0258#VIEW?RefType=PBDC&KeyNo=136034>

**Comment:** No comment

#### Planning Application 5/2026/0294 22 Stanley Avenue Chiswell Green St Albans Hertfordshire AI2 3Az

Detached garage

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0294#VIEW?RefType=PBDC&KeyNo=136081>

**Comment:** No comment

### Planning Applications – Bricket Wood

#### Planning Application 5/2026/0173 88 Oakwood Road Bricket Wood Hertfordshire AI2 3Qa

Single storey rear extension following demolition of existing conservatory and addition of new side window and door

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0173#VIEW?RefType=PBDC&KeyNo=135922>

**Comment:** No comment

#### Planning Application 5/2026/0202 Greensleeves School Lane Bricket Wood Hertfordshire AI2 3XS

Demolition of the rear covered verandah, a full-width single-storey rear extension, garage conversion, modest front extensions, alterations to the roof including Dutch gables and rear dormers, and improvements to the existing in-out driveway

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0202#VIEW?RefType=PBDC&Key>

[No=135965](#)

**Comment: Objection.** There are concerns about the proposed changes to this property in the Old Bricket Wood Conservation Area.

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 5/2026/0103 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 5/2026/0053 Cherry Trees Lye Lane Bricket Wood Hertfordshire AI2 3TI**

Subdivision of the plot and construction of new detached dwelling, installation of air source heat pump and solar panels

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0053#VIEW?RefType=PBDC&KeyNo=135761>

**Comment: Strong objection.** A 6 bedroom house, 3 storey is uncharacteristic of the street scene. 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 5/2026/0215 21 Percy Drive Bricket Wood Hertfordshire AI2 3Fu**  
Single storey front extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0215#VIEW?RefType=PBDC&KeyNo=135980>

**Comment: No comment**

**Planning Application 5/2026/0262 50 Bucknalls Drive Bricket Wood Hertfordshire AI2 3XI**  
Proposed single storey extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0262#VIEW?RefType=PBDC&KeyNo=136038>

**Comment: No comment**

**Planning Application 5/2026/0252 8 West Riding Bricket Wood Hertfordshire AI2 3Qp**  
Demolition of existing bungalow and construction of a new two storey house

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0252#VIEW?RefType=PBDC&KeyNo=136028>

**Comment: Objection.** Not a size of house we need in the area. 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.

Concerns about back to back distance, which should be 27m in accordance with the local plan.

**Planning Application 5/2026/0212 Land Adjoining 47 Bucknalls Drive Bricket Wood Hertfordshire**

Variation of Condition 2 (approved plans) to allow revision of the internal layout and the relocation of windows, external doors and chimney to facilitate the internal layout changes of planning permission 5/2023/0603 dated 23/10/2023 for Construction of two detached chalet bungalows with associated parking and landscaping works

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0212#VIEW?RefType=PBDC&KeyNo=135974>

**Comment: No comment**

**Planning Applications – Park Street**

**Planning Application 5/2026/0179 23 Sycamore Square Shenley Radlett Hertfordshire Wd7 9Fn**

Part single storey rear extension, part two storey rear extension and part single storey first floor rear extension

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0179#VIEW?RefType=PBDC&KeyNo=135927>

**Comment: No comment**

**Planning Application 5/2026/0244 4 The Mall Park Street St Albans Hertfordshire AI2 2Ht**

Demolition of existing bungalow and outbuilding, construction of 4 bed, two storey dwelling house

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0244#VIEW?RefType=PBDC&KeyNo=136012>

**Comment: Objection. Over development of the site, 3 storey building is out of keeping with the character of the road. 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 5/2026/0374 Toll Cottage 12 Burydell Lane Park Street St Albans Hertfordshire AI2 2Pq**

Alterations and extension to existing garage to create annexe

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2026%2F0374#VIEW?RefType=PBDC&KeyNo=136186>

**Comment: No comment**

**Planning Application 5/2026/0375 Toll Cottage 12 Burydell Lane Park Street St Albans Hertfordshire AI2 2Pq**

Listed building Consent - Alterations and extension to existing garage to create annexe

<https://planningapplications.stalbans.gov.uk/planning/search->

[applications?civica.query.FullTextSearch=5%2F2026%2F0375#VIEW?RefType=PBDC&KeyNo=136185](https://applications?civica.query.FullTextSearch=5%2F2026%2F0375#VIEW?RefType=PBDC&KeyNo=136185)

**Comment: No comment**

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