

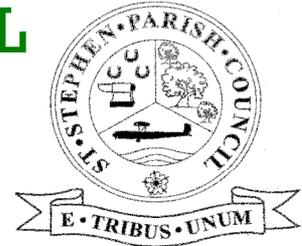
ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

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For the Attention of Gillian Donald Planning Officer

Application No: 5/2014/0564

**80 Oakwood Road and land to the rear of 76 - 80 Oakwood Road and 29 Hornbeams
Bricket Wood**

Members wish to raise strong objections to this application for the following reasons:

Firstly, this Council wishes to challenge the view of Hertfordshire Highways that an additional access road at this location is acceptable. A separate letter has been forwarded to them asking them to review the decision. We do not consider that their judgement is based on sound reasoning.

Members comments at their meeting on 1st May 2014 included the following:

1. There is considerable concern that the location of the new access road, located opposite the Bricket Wood Dental Surgery, will become a potentially hazardous black spot. Due to the layout of the parking at the Dental Surgery, vehicles are regularly reversed onto the highway which is already congested with overflow parking from dental customers. If the planning application for the Medical Centre (5/2014/0481 next door to the Dental Surgery) is successful, this situation will be further exacerbated. It is the view of this Council that a new cul de sac at this location will not be safe and will be extremely hazardous. This is a busy cut through road to avoid the queuing traffic on Mount Pleasant Lane.
2. There is concern that the width of the access road is inadequate and that an insufficient turning space has been provided.
3. The provision of wholly inadequate parking spaces which will lead to parking on the access road, restricting access for emergency vehicles and leading to overflow parking on the already congested and busy Oakwood Road.
4. There is great concern for the protected trees, some of which have already been cut down unlawfully. Other protected trees will have to be felled if this development is to go ahead. The planting of replacement trees will not compensate for their loss and they will not be protected in the future by a TPO. What is the point of a TPO if the trees can be felled? This is a substantial copse making a valuable contribution to the amenity in this area. The trees are there and because of that there is not room for houses.
5. The planned houses are too high and are much higher than other property in the area. This will lead to privacy and overlooking problems for neighbouring properties.
6. It is an overdevelopment of the site.
7. Five bedroom properties are not the type of properties that are required in the parish.
8. The underwater spring requires further investigation with the Environment Agency.

9. Flooding has already been experienced in the rear gardens of surrounding property since the unlawful felling of the trees. Further tree felling will contribute to this environmental problem still further.
10. This is garden infilling at its very worst and will be to the detriment of every resident close by.

For the reasons given we trust that this application will be **REFUSED**.

Carol Hardy
Assistant Clerk
For and on behalf of St Stephen Parish Council