

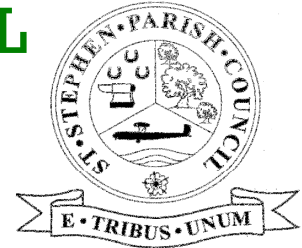
ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

CLERK TO THE COUNCIL : MRS JULIET PIENAAR
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5 September 2014

For the Attention of Kate Phillips Planning Officer

Dear Ms Phillips

Application No: 5/2014/2033

**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:

Members comments at their meeting on 4 September 2014 included the following:

The reduction in the number of dwellings on this site does not satisfy the previous objections raised to this development which remain the same and are reproduced below:

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 (5/2014/01708 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. There is also concern that the access road does not provide a footpath and that the driveway of plot 1 exits at the junction with Oakwood Road, prejudicial to highway safety.
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 and a necessary Green Lung. The trees are already 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 underground 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. We do not accept that a soakaway will deal efficiently with this problem.
10. This is garden infilling at its very worst and will be to the detriment of every resident close by.
11. The site is subject to Court action regarding the unlawful cutting of trees. Financial gain from the residential development of the site would therefore seem inappropriate.

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

Yours faithfully

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