

St Stephen Parish Council 9 April 2015 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 9 April 2015

Member: DB **Application No:** 5/2015/0094 **Issued:** 16/3 email

Address: Building Research Establishment Bucknalls Lane Garston
Proposal: Demolition of existing and construction of four replacement demonstration buildings to be used for research, testing and education

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0094

Member: DK **Application No:** 5/2015/0333 **Issued:** 30/3 email

Address: 11 Hornbeams Bricket Wood
Proposal: Certificate of Lawfulness (proposed) – Change existing garage to spare room

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0333

Member: MF **Application No:** 5/2015/0450 **Issued:** 9/3 email

Address: 3 Gideon Court Park Street
Proposal: Certificate of Lawfulness (proposed) – Loft conversion with three rear rooflights, garage conversion and front porch

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0450

Member: DK **Application No:** 5/2015/0465 **Issued:** 9/3 email

Address: Woodbine Cottage School Lane Bricket Wood
Proposal: Certificate of Lawfulness (existing) – Extension of outbuilding and gravelled area

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0465

Member: DK **Application No:** 5/2015/0479 **Issued:** 9/3 email

Address: Woodbine Cottage School Lane Bricket Wood
Proposal: Erection of garage, glass extension to existing outbuilding and pergola to rear of original house

Comments: *Objections to this application. The glass extension is inappropriate development. The double garage is a significant development in the Conservation Area. The access to the garage may require additional hard standing. For the reasons given we ask that the application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0479

Member: DB **Application No:** 5/2015/0531 **Issued:** 18/3 email

Address: Building Research Establishment Bucknalls Lane Garston

Proposal: Construction of a temporary storage building

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0531

Member: DK **Application No:** 5/2015/0579 **Issued:** 1/4 email

Address: 53 Mount Pleasant Lane Bricket Wood

Proposal: Formation of vehicle crossover

Comments:

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0579

Member: MF **Application No:** 5/2015/0604 **Issued:** 23/3 email

Address: 4 Broad Acre Bricket Wood

Proposal: Rear extension, conversion of garage and proposed entrance canopy

Comments: *Objections to this application that appears to be detrimental to the neighbouring property and unchanged from the previous full application that has been refused and dismissed on appeal. For the reasons given we ask that this application is **REFUSED***

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0604

Member: JB **Application No:** 5/2015/0637 **Issued:** 16/3 email

Address: 309 Watford Road Chiswell Green

Proposal: Two storey side extension following demolition of garage, first floor rear extension, hipped roof to existing front dormer, the addition of three front dormers, removal of chimneys and alterations to openings

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0637

Member: JB **Application No:** 5/2015/0638 **Issued:** 18/3 email

Address: Cuckmans Farm 67 Ragged Hall Lane Chiswell Green

Proposal: Construction of a new pool house, BBQ room and link to main house

Comments: *Objections to this application. This is a large building with almost the same footprint as the main house. Such a large building will affect the openness of the Green Belt and no special circumstances apply. For the reasons given we ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0638

Member: JB **Application No:** 5/2015/0650 **Issued:** 16/3 email

Address: 17 Forge End Chiswell Green

Proposal: Single storey side extension

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpPlanningsearch&Param=lg.Planning&ref_no=5/2015/0650

Member: DK **Application No:** 5/2015/0652 **Issued:** 18/3 email

Address: 4 Hyburn Close Bricket Wood

Proposal: Single storey front extension and garage conversion

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpPlanningsearch&Param=lg.Planning&ref_no=5/2015/0652

Member: DB **Application No:** 5/2015/0665 **Issued:** 19/3 email

Address: Woodview Lodge Lye Lane Bricket Wood

Proposal: Variation of Condition 1 (approved plans) and removal of condition 7 (details of materials) of planning permission 5/2014/2418 dated 6/1/2015 for change of use of land to a mixed use of stabling/keeping of horses and as a residential Gypsy caravan site

Comments: *Development of this site has contributed to it becoming very open and visible from both Lye Lane and the M25. This Council strongly objects to any variation of conditions to planning permission 5/2014/2418 and ask that this application is decided by Committee particularly in view of the unauthorised development and planning contravention notices active on this site. For the reasons given we ask that this application is **REFUSED***

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpPlanningsearch&Param=lg.Planning&ref_no=5/2015/0665

Member: DK **Application No:** 5/2015/0698 **Issued:** 18/3 email

Address: 77 Mount Pleasant Lane Bricket Wood

Proposal: Single storey rear and side extension

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpPlanningsearch&Param=lg.Planning&ref_no=5/2015/0698

Member: DB **Application No:** 5/2015/0722 **Issued:** 30/3 email

Address: Copsewood Lye Lane Bricket Wood and A405 Junction North Orbital Road Chiswell Green

Proposal: Hotel with 150 bedrooms, conference and function centre, associated car parking, realignment of roundabout and retention on bungalow known as Cleveland (amendments to 5/2012/2055 dated 27/9/2013 and 5/2013/3450 dated 21/3/2014)

Comments: *Objections to this application and our views have not changed from that of the original application. It was regrettable that Planning Referrals Committee felt the need to approve the original application. This hotel will not serve the needs of tourism in St Albans located as it is on the very outskirts of the district. The location as it is, directly opposite the Noke Thistle Hotel will do much to damage this established business and one hotel may well replace the other much to the detriment of this area. This Council has always agreed that the location of the Hilton on this Green Belt site is inappropriate development that will affect the openness of the area and lead to coalescence between Bricket Wood and Chiswell Green. Such a hotel is located on this site to serve the needs of those travelling on the motorway network, less than a ¼ of a mile away and tourists wishing to visit historic St Albans will find hotels nearer to the city centre. For the reasons given we ask that the application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0722

Member: KH **Application No:** 5/2015/0729 **Issued:** 30/3 email

Address: 13 Forefield Chiswell Green

Proposal: Single storey side and rear extension following demolition of existing single extension

Comments: *No objection*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0729

Member: EW **Application No:** 5/2015/0739 **Issued:** 23/3 email

Address: 1 Hawfield Gardens Park Street

Proposal: Demolition of existing bungalow and garage and erection of two, semi-detached dwellings with associated parking and access (resubmission following refusal of 5/2013/3390)

Comments: *Objections to this application for the following reasons: this is a small triangular site at the entrance to Hawfield Gardens. The demolition of one dwelling and the erection of two dwellings is an over development. There is a lack of amenity space. There are concerns regarding traffic congestion in this area of Hawfield Gardens which will be exacerbated by increasing the number of dwellings. We wish to support comments made by St Albans and District Footpath Society that relate to St Stephen's Footpath 91 and ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0739

Member: JB **Application No:** 5/2015/0768 **Issued:** 1/4email

Address: 184 Watford Road Chiswell Green

Proposal: Loft conversion with rear dormer and two front roof lights and front extension to form porch

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfp/anningsearch&Param=lq.Planning&ref_no=5/2015/0768

Member: JB **Application No:** 5/2015/0845 **Issued:** 30/3 email

Address: The Three Hammers PH 210 Watford Road Chiswell Green
Proposal: Listed Building Consent – Internal and external refurbishment works

Comments: *No objections although we ask that the floodlights do not interfere with surrounding residential properties*
http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpplanningsearch&Param=lq.Planning&ref_no=5/2015/0845

Member: MF **Application No:** 5/2015/0846 **Issued:** 30/3 email

Address: 157A Park Street Lane Park Street
Proposal: Replacement three bedroom dwelling with integral garage

Comments: *No objections*
http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpplanningsearch&Param=lq.Planning&ref_no=5/2015/0846

Member: DB **Application No:** 5/2015/0888 **Issued:** 1/4 email

Address: 33 West Riding Bricket Wood
Proposal: Single garage and rear timber outbuilding (retrospective)

Comments: *No objections*
http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpplanningsearch&Param=lq.Planning&ref_no=5/2015/0888

PRIOR NOTIFICATIONS

None

APPEAL NOTIFICATIONS

Application: APP/B1930/W/15/3006522
Address: Land r/o 298 Watford Road Chiswell Green
Reply by: 1 May 2015

APPEAL DECISIONS

Application: None
Decision:

APPLICATIONS FOR TREE WORK

None

DECISIONS

BRICKET WOOD

Address: Hanstead Park (former HSBC site) Smug Oak Lane Park Street

Decision: DC4 Refusal

Address: 115 Oakwood Road 5/2014/3400

Decision: Withdrawn

Address: 39 Mount Pleasant Lane 5/2015/0043

Decision: DC3 Conditional Permission

Address: 15 North Riding 5/2015/0157

Decision: DC3 Conditional Permission

Address: 4 Moss Side 5/2015/0289

Decision: DC4 Refusal

Address: Telecommunications at Moor Mill Tanker Depot Smug Oak Lane
5/2015/0294

Decision: DC4 Refusal

Address: 20 The Meads – Prior Notification 5/2015/0477

Decision: Withdrawn

Address: Land off Smug Oak Lane HCC Application

Decision: Withdrawn

PARK STREET

Address: 91 Mayflower Road 5/2014/3637

Decision: DC3 Conditional Permission

Address: 9 Ringway Road 5/2015/0264

Decision: DC3 Conditional Permission

Address: 13 Park Street 5/2014/2787

Decision: DC3 Conditional Permission

Address: 30 Wood End 5/2014/3201

Decision: DC3 Conditional Permission

Address: Unit A Houndswood Farm Harper Lane 5/2014/3206

Decision: DC3 Conditional Permission

Address: 111 Park Street Lane 5/2014/3251

Decision: DC3 Conditional Permission

Address: 14 Old Orchard 5/2014/3265
Decision: DC3 Conditional Permission

Address: 29 Burston Drive 5/2014/3453
Decision: DC4 Refusal

Address: 2 The Rise 5/2015/0041
Decision: DC3 Conditional Permission

Address: 183 Park Street Lane 5/2015/0064
Decision: DC4 Refusal

Address: 198 Watling Street 5/2015/0151
Decision: DC3 Conditional Permission

Address: 9 Spooners Drive 5/2015/0158
Decision: DC3 Conditional Permission
Address: 6 North Close 5/2015/0188
Decision: Withdrawn

Address: 30 Wood End 5/2015/0264
Decision: DC3 Conditional Permission

Address: Junction of Radlett Road and Moor Mill Lane 5/2015/0345
Decision: DC3 Conditional Permission

Address: 13 Pilgrim Close 5/2015/0351
Decision: DC3 Conditional Permission

Address: Aggregate Recycling Centre Harper Lane 5/2015/0414
Decision: No objection

Address: 7 Park Street Lane 5/2015/0475
Decision: NCS Prior approval not required

Address: Land to south and east of 1 Bowlers Green Kingsley Green Harper Lane
5/2015/0673
Decision: Environmental Statement not required

CHISWELL GREEN

Address: 96 Watford Road 5/2014/3640
Decision: DC3 Conditional Permission

Address: 54 Stanley Avenue 5/2015/0002
Decision: Certificate of Lawfulness Approved

Address: 8 North Close 5/2015/0009
Decision: DC4 Refusal

Address: 8 Farringford Close 5/2015/0069
Decision: DC3 Conditional Permission

Address: 16 Hollybush Avenue 5/2015/0129
Decision: Withdrawn

Address: 97 Stanley Avenue 5/2015/0229
Decision: DC3 Conditional Permission

Address: 22 Stanley Avenue 5/2015/0277
Decision: DC3 Conditional Permission

Address: Greenwood Park Tippendell Lane 5/2015/0459
Decision: Withdrawn

Address: 4 The Pastures 5/2015/0460
Decision: Non Material Amendment Refuse

Address: 333 Watford Road 5/2015/0553
Decision: Non Material Amendment Approve