

St Stephen Parish Council 12 January 2017 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 12 January 2017

Member: DB **Application No:** 5/2016/2857 **Issued:** 6/1 email

Address: Building Research Establishment Bucknalls Lane Garston

Proposal: Reserved matters application (details of access, appearance, landscaping, layout and scale for the demolition of existing buildings with construction of 100 new dwellings with associated landscaping and infrastructure following outline planning permission

Comments: *Improvements to the Mount Pleasant Lane/M1 slip road junction to prevent the long delays experienced by the current road users should be made before any property is sold or occupied. We would prefer the exit route to be through the BRE site and then routed along Bucknalls Lane where the road is signalised but in view of the decision to route the traffic along Bucknalls Drive, it is essential that the work as described above is carried out. We have concerns that the reduction in parking spaces will push parking into Bucknalls Drive and cause traffic chaos in this narrow road. It is inevitable that cars will also park in Bucknalls Lane and use the pedestrian access when they find that they cannot park easily (they will also find it easier to do this rather than try to use the congested exit at Mount Pleasant Lane) another reason to improve the exit. With regard to the pedestrian/cycle access/egress at Bucknalls Lane, we ask that this is a multi-user access/egress to include horse riders who will benefit from the circular ride back onto Bridleway 58.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: DK **Application No:** 5/2016/3455 **Issued:** 13/12 email

Address: Green Man Cottage Drop Lane Bricket Wood

Proposal: Listed Building Consent – single storey front extension, installation of roof lights, alterations to openings and external finishes to match existing

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: DB **Application No:** 5/2016/3534 **Issued:** 13/12 email

Address: 25 West Riding Bricket Wood

Proposal: Variation of Condition 2) approved plans to planning permission 5/2016/1249 for detached dwelling to replace drawings 1536 PL 04F and 1536 PL – 05F with 1536 PL – 05G3 and 1536 PL – 05G4

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: BP **Application No:** 5/2016/3591 **Issued:** 7/12 email

Address: 22 Burston Drive Park Street

Proposal: Dormer window and roof lights to side elevations

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: JB **Application No:** 5/2016/3606 **Issued:** 6/12 email

Address: Land adjacent to The Three Hammers PH Watford Road Chiswell Green

Proposal: Discharge of Condition 8 (construction method statement) of planning permission 5/2015/3124) allowed on appeal dated 1/6/2016 for construction of a convenience store (Class A1) with associated parking and landscaping

Comments: *Objections to the hours of work indicated on the application. This is a residential area where there should be no work carried out on Sundays and work on Saturdays should cease at 1pm. There should be no storage on the highway. We ask that this application is **REFUSED**.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: MF **Application No:** 5/2016/3674 **Issued:** 13/12 email

Address: 38 Bucknalls Drive Bricket Wood

Proposal: Dormer roof extension and alteration to opening

Comments: *Objections to this application as the proposed dormer will overlook and cause both light and privacy issues for the residents of no. 36. 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=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: JB **Application No:** 5/2016/3691 **Issued:** 13/12 email

Address: 45 Cuckmans Drive Chiswell Green

Proposal: Single storey rear extension (resubmission following approval of 5/2016/0017 – part retrospective)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: EW **Application No:** 5/2016/3714 **Issued:** 19/12 email

Address: 60 Mount Drive Park Street

Proposal: Certificate of Lawfulness (existing) – Changing of external openings and hipped to gabled roof conversions to Plots 3 & 4 at no. 62 and land to rear of no. 60

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: MD **Application No:** 5/2016/3723 **Issued:** 19/12 email

Address: 50 Tippendell Lane Chiswell Green

Proposal: Loft conversion and alterations to roof with front and rear facing roof lights to provide habitable accommodation and addition of window to side elevation

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: MD **Application No:** 5/2016/3738 **Issued:** 15/12 email

Address: 28 Farringford Close Chiswell Green

Proposal: Loft conversion with rear dormer window and roof lights to front elevation

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: JB **Application No:** 5/2016/3792 **Issued:** 5/1 email

Address: 298 Watford Road Chiswell Green

Proposal: Two storey side, part single, part two storey rear extensions following demolition of existing side and rear projections, part first floor side extension, loft conversion including raising of ridge height with roof lights and alterations to openings and front elevation (amendment to planning permission 5/2016/1145 dated 7/6/2016)

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: DB **Application No:** 5/2016/3824 **Issued:** 5/1 email

Address: 19 Pine Grove Bricket Wood

Proposal: Garage conversion with habitable accommodation, new porch and installation of a single roof light

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

PRIOR NOTIFICATIONS

Application: 5/2016/3787

Address: St Stephens Green Farm Chiswell Green Lane Chiswell Green

Proposal: Erection of agricultural barn

APPEAL NOTIFICATIONS

Application: APP/B1930/W/16/3164544
Address: 17 South Riding Bricket Wood
Reply by: 25 January 2016

Application: APP /B1930/W/16/3165946
Address: 63 Oakwood Road Bricket Wood
Reply by: awaiting confirmation

APPEAL DECISIONS

Application: None
Decision:

APPLICATIONS FOR TREE WORK

Member: DK **Application:** TP/2016/0571 TPO1258 **Issued:** 19/12 email
Address: 5 Halifax Close Bricket Wood
Proposal: Front garden – Reduce and thin Oak T3 back to previous points. Cut back Oak T2 to clear roof by 3m. Passageway side of house – Clean out Oak T4. Shorten branches from Oak T5 over roof by 3m. Reduce crown of dying back Oak T8 by up to 4 m. Reduce crown of Oak T9 to match T8 after works completion.
Reason: To increase light levels and safety of trees

Member: BP **Application:** TP/2016/0576 TPO 1156 **Issued:** 19/12 email
Address: Houndswood House Nursing Home Harper Lane Radlett
Proposal: Fell Oak with stem decay that has recently shed branches within Group 4. Replant with Beech or similar.
Reason: Stem decay

TREE WORK DECISIONS

Address: 1A Riverside House Park Street
Application: TP/2016/0510
Decision: Tree works approval

Address: Old Fox With His Teeth Drawn School Lane Bricket Wood
Application: TP/2016/0521
Decision: Tree works approval

Address: 8 Ferndene Bricket Wood
Application: TP/2016/0542
Decision: Tree works refusal

Address: 29 Hornbeams Bricket Wood
Application: TP/2016/0558
Decision: Tree works approval (with replanting conditions)

Address: Houndswood House Harper Lane Radlett
Application: TP/2016/0576
Decision: Tree works approval

Address: 4 Ash Copse Bricket Wood
Application: TP/2016/0448
Decision: Withdrawn

Address: 5 Halifax Close Bricket Wood
Application: TP/2016/0571
Decision: Tree works approval

DECISIONS

BRICKET WOOD

Address: Hoofprints Lye Lane 5/2016/2897
Decision: Withdrawn

Address: 1 Ryall Close 5/2016/3038
Decision: Withdrawn

Address: 1 Oakridge 5/2016/3118
Decision: DC3 Conditional Permission

Address: 43A Mount Pleasant Lane 5/2016/3170
Decision: DC3 Conditional Permission

Address: Rear of 44-52 Bucknalls Drive 5/2016/3250
Decision: DC3 Conditional Permission

Address: 4 Mabbutt Close 5/2016/3304
Decision: DC3 Conditional Permission

Address: 1 Moor Mill Cottages Smug Oak Lane 5/2016/3373
Decision: Certificate of Lawfulness Approved

Address: 2 Moor Mill Cottages Smug Oak Lane 5/2016/3374
Decision: Certificate of Lawfulness Approved

Address: 70 Mount Pleasant Lane 5/2016/3361
Decision: DC3 Conditional Permission

Address: 3 Newlyn Close 5/2016/3385
Decision: NCS Prior Approval Not Required

PARK STREET

Address: 10 Branch Road 5/2016/2302
Decision: DC4 Refusal

Address: 2 Seaman Close 5/2016/2758
Decision: DC3 Conditional Permission

Address: 6 Pilgrim Close 5/2016/3312
Decision: DC3 Conditional Permission

Address: 7 Pilgrim Close 5/2016/3058
Decision: DC3 Conditional Permission

Address: 43 Mount Drive 5/2016/3126
Decision: DC3 Conditional Permission

Address: 3 Pilgrim Close 5/2016/3418
Decision: DC3 Conditional Permission

Address: 8 Fairway Close 5/2016/3229
Decision: DC3 Conditional Permission

Address: 19 Pilgrim Close 5/2016/3268
Decision: DC4 Refusal

Address: 202A Park Street Lane 5/2016/3468
Decision: Withdrawn

CHISWELL GREEN

Address: 90 Stanley Avenue 5/2016/2614
Decision: Certificate of Lawfulness Approved

Address: Serge Hill Sergehill Lane Bedmond 5/2016/3059
Decision: DC10 Listed Building Conditional Consent

Address: 28 Tippendell Lane 5/2016/3257
Decision: DC4 Refusal

Address: 6 Hawthorn Way 5/2016/3266
Decision: DC3 Conditional Permission

Address: 303 Watford Road 5/2016/3277
Decision: Certificate of Lawfulness Approved