

## St Stephen Parish Council 10 November 2016 Planning List

The comments reproduced here were resolved the Planning Committee at their meeting on 10 November 2016

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**Member:** BP                      **Application No:** 5/2016/2528      **Issued:** 27/10 email

**Address:** Land adjacent 2 Mayflower Road Park Street

**Proposal:** Erection of one, detached two bedroom bungalow (resubmission following withdrawal of 5/2016/2020)

**Comments:** *No objections although it would seem necessary to move the lamp post and remove the trees.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** MF                      **Application No:** 5/2016/2617      **Issued:** 18/10 email

**Address:** 19 Pilgrim Close Park Street

**Proposal:** Construction of adjoining two bedroom dwelling

**Comments:** *This application was refused 20/10/2016*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** DB                      **Application No:** 5/2016/2897      **Issued:** 20/10 email

**Address:** Hoofprints, Lye Lane Bricket Wood

**Proposal:** Outline application (layout and scale) for alterations to existing dwelling and demolition of semi-detached dwelling and outbuildings, construction of detached two storey dwelling (resubmission following invalid application 5/2016/1273)

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** BP                      **Application No:** 5/2016/2985      **Issued:** 18/10 email

**Address:** 16 Wood End Park Street

**Proposal:** Conversion of garage into habitable room, alterations to openings and extension of hardstanding to provide additional parking space (amended description)

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** BP

**Application No:** 5/2016/3004

**Issued:** 18/10 email

**Address:** Proposed Rail Freight Public Open Space and Community Forest

**Proposal:** Discharge of Condition 27 (refuse) of outline planning permission 5/2009/0708 allowed at appeal dated 14/7/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution building Class B8 use and other related floor space for Class B1/B2 use up to 331,665sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest

**Comments:** *This Council objected strongly to this development from the outset and continues to do so. The applications listed are of a technical nature and Members of this Council do not have the expertise to comment on them apart from those relating to the country park and some environmental issues. However, as an overriding statement we object in principle to the discharge of these conditions.*

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**Member:** BP

**Application No:** 5/2016/3005

**Issued:** 18/10 email

**Address:** Proposed Rail Freight Public Open Space and Community Forest

**Proposal:** Discharge of Condition 28 (renewable energy) of outline planning permission 5/2009/0708 allowed at appeal dated 14/7/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution building Class B8 use and other related floor space for Class B1/B2 use up to 331,665sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest

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**Member:** BP

**Application No:** 5/2016/3006

**Issued:** 18/10 email

**Address:** Proposed Rail Freight Public Open Space and Community Forest

**Proposal:** Approval of Reserved Matters (Development) of outline planning permission 5/2009/0708 allowed at appeal dated 14/7/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution building Class B8 use and other related floor space for Class B1/B2 use up to 331,665sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest

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**Member:** N/A

**Application No:** 5/2016/3008

**Issued:** 31/10 email

**Address:** The Pavilion Greenwood Park Tippendell Lane Chiswell Green

**Proposal:** Non material amendment – Retention of existing window to south elevation of planning permission 5/2015/1405

**Comments:** *No comment*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** BP

**Application No:** 5/2016/3013

**Issued:** 18/10 email

**Address:** Proposed Rail Freight Public Open Space and Community Forest

**Proposal:** Discharge of Condition 24.1 (contamination) of outline planning permission 5/2009/0708 allowed at appeal dated 14/7/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution building Class B8 use and other related floor space for Class B1/B2 use up to 331,665sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest

**Comments:** *This Council objected strongly to this development from the outset and continues to do so. The applications listed are of a technical nature and Members of this Council do not have the expertise to comment on them apart from those relating to the country park and some environmental issues. However, as an overriding statement we object in principle to the discharge of these conditions.*

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**Member:** DB                      **Application No:** 5/2016/3038      **Issued:** 24/10 email

**Address:** 1 Ryall Close Bricket Wood

**Proposal:** Construction of detached two bedroom dwelling (resubmission following invalid application 5/2016/2402)

**Comments:** *Objections to this application on grounds that it is a cramped over development that will be detrimental to the street scene and character of the area. 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=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** MF                      **Application No:** 5/2016/3058      **Issued:** 12/10 email

**Address:** 7 Pilgrim Close Park Street

**Proposal:** Part single, part first floor, part two storey side and rear extension, front extension to form porch (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=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** JB                      **Application No:** 5/2016/3059      **Issued:** 20/10 email

**Address:** Serge Hill Sergehill Lane Bedmond

**Proposal:** Listed Building Consent – reconfiguration to internal layout to form double height kitchen, partial demolition of extension on east side, alterations to internal and external openings and sundry associated works

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** MF                      **Application No:** 5/2016/3080      **Issued:** 24/10 email

**Address:** 66 Spooners Drive Park Street

**Proposal:** Single storey side and rear extension

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** EW                      **Application No:** 5/2016/3090      **Issued:** 27/10 email

**Address:** 195 Park Street Lane Park Street

**Proposal:** 3 side dormer windows to existing outbuilding with lead finish

**Comments:** *No objections to the application as long as the room is not to be used for residential purposes.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** DK                      **Application No:** 5/2016/3118      **Issued:** 31/10 email

**Address:** 1 Oakridge Bricket Wood

**Proposal:** Single storey side and rear extensions

**Comments:** *Objections to this application. This is a very large extension which will result in an overdevelopment of a restricted plot. 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=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** EW                      **Application No:** 5/2016/3126      **Issued:** 24/10 email

**Address:** 43 Mount Drive Park Street

**Proposal:** New porch, single storey side extension and alterations to opening

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** DK                      **Application No:** 5/2016/3156      **Issued:** 31/10 email

**Address:** 3 Rose Cottages Station Road Bricket Wood

**Proposal:** Certificate of Lawfulness (proposed) – Loft conversion with rear dormer window and front roof lights, single storey rear extension and alterations

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** DB                      **Application No:** 5/2016/3166      **Issued:** 24/10 email

**Address:** Summerlea Chequers Lane Garston

**Proposal:** Certificate of Lawfulness (proposed) – Demolition of an existing single storey structure positioned at the rear of the property and the erection of a two storey structure extending 3m from the house

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** DB                      **Application No:** 5/2016/3170      **Issued:** 28/10 email

**Address:** 43A Mount Pleasant Lane Bricket Wood

**Proposal:** Single storey front extension including new porch, first floor extension and single storey rear extension with roof lights

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** BP

**Application No:** 5/2016/3187

**Issued:** 31/10 email

**Address:** Proposed Rail Freight Public Open Space and Community Forest

**Proposal:** Discharge of Condition 23 (archaeology) of outline planning permission 5/2009/0708 allowed at appeal dated 14/7/2014 for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution building Class B8 use and other related floor space for Class B1/B2 use up to 331,665sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest

**Comments:** *This Council objected strongly to this development from the outset and continues to do so. The applications listed are of a technical nature and Members of this Council do not have the expertise to comment on them apart from those relating to the country park and some environmental issues. However, as an overriding statement we object in principle to the discharge of these conditions.*

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**Member:** EW

**Application No:** 5/2016/3229

**Issued:** 4/11 email

**Address:** 8 Fairway Close Park Street

**Proposal:** New front porch, alteration of flat roof to lean-to roof above existing single storey side projection and conversion of garage to habitable accommodation and alterations to openings

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** JB

**Application No:** 5/2016/3257

**Issued:** 4/11 email

**Address:** 28 Tippendell Lane Chiswell Green

**Proposal:** Raised roof to create first floor habitable accommodation with roof lights, single storey front extension incorporating entrance porch, single storey rear extension with roof lights, garage conversion to habitable space, glazing to ground floor side roof

**Comments:** *Objections to this application. It is out of keeping with the street scene. 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=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** MF                      **Application No:** 5/2016/3268      **Issued:** 4/11 email

**Address:** 19 Pilgrim Close Park Street  
**Proposal:** Construction of adjoining two bedroom dwelling  
**Comments:** *Objections to this application for the following reasons: We do not consider that the applicant has addressed the previous reasons for refusal on application 5/2016/2617 and that the proposed dwelling would remain out of keeping with the street scene and detrimental to the character of Pilgrim Close. 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=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

**Member:** DK                      **Application No:** 5/2016/3287      **Issued:** 4/11 email

**Address:** 47 Claremont Bricket Wood  
**Proposal:** Construction of brick porch  
**Comments:** *No objections*  
[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2016/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2016/)

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### PRIOR NOTIFICATIONS

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**Address:** St Stephens Green Farm Chiswell Green Lane      5/2016/3162  
**Proposal:** Construction of agricultural barn

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### APPEAL NOTIFICATIONS

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**Application:** None  
**Address:**  
**Reply by:**

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### APPEAL DECISIONS

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**Application:** None  
**Decision:**

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### APPLICATIONS FOR TREE WORK

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**Member:** DB                      **Application:** TP/2016/0478 1149                      **Issued:** 24/10 email  
**Address:** 1 Ash Copse Bricket Wood  
**Proposal:** T2 Ash – reduce crown by 30%  
                  T3 Ash – reduce crown by 30%  
                  T4 Ash – reduce crown by 30%  
                  T5 Oak – reduce crown by 25%

**Reason:** To maintain crown size in a limited garden area and eliminate deadwood over property

**Comments:**

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### TREE WORK DECISIONS

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**Address:** 19 Hyburn Close Bricket Wood  
**Application:** TP/2016/0400  
**Decision:** Refusal

**Address:** 21 Hyburn Close Bricket Wood  
**Application:** TP/2016/0401  
**Decision:** Approval

**Address:** 5 Halifax Close Bricket Wood  
**Application:** TP/2016/0411  
**Decision:** Approval

**Address:** 30 Bucknalls Drive Bricket Wood  
**Application:** TP/2016/0412  
**Decision:** Approval

**Address:** 3 Hamlet Close Bricket Wood  
**Application:** TP/2016/0433  
**Decision:** Tree works Approval

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### DECISIONS

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#### BRICKET WOOD

**Address:** 63 Oakwood Road 5/2016/2565  
**Decision:** DC4 Refusal

**Address:** Little Munden Farm School Lane 5/2016/2629  
**Decision:** DC3 Conditional Permission

**Address:** 17 South Riding 5/2016/2639  
**Decision:** DC4 Refusal

**Address:** Tudor Lodge Verdure Close 5/2016/2711  
**Decision:** DC3 Conditional Permission

**Address:** Woodbine Cottage School Lane 5/2016/2743  
**Decision:** Certificate of Lawfulness Approved



**Address:** Land rear of 44 – 52 Bucknalls Drive 5/2016/2769  
**Decision:** Non material amendment Refuse

**Address:** 25 West Riding 5/2016/3146  
**Decision:** Withdrawn

#### **PARK STREET**

**Address:** New Farmhouse & Flat 3 Houndswood Farm Harper Lane 5//2016/1950  
**Decision:** DC3 Conditional Permission

**Address:** Harper Lodge Farm Harper Lane Radlett  
**Decision:** DC3 Conditional Permission

**Address:** 119 How Wood 5/2016/2584  
**Decision:** DC3 Conditional Permission

**Address:** 16 Radlett Road 5/2016/2602  
**Decision:** DC3 Conditional Permission

**Address:** 19 Pilgrim Close 5/2016/2617  
**Decision:** DC4 Refusal

**Address:** 161 Watling Street 5/2016/2654  
**Decision:** DC3 Conditional Permission

**Address:** 4 Birchwood Way 5/2016/2681  
**Decision:** DC3 Conditional Permission

#### **CHISWELL GREEN**

**Address:** 36 Cuckmans Drive 5/2016/2552  
**Decision:** DC3 Conditional Permission

**Address:** 40 Sunnydell 5/2016/2650  
**Decision:** DC3 Conditional Permission