

St Stephen Parish Council 9 October 2014 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 9th October 2014

Member: KH **Application No:** 5/2014/2257 **Issued:** 8/9 email

Address: The Noke Thistle Hotel Watford Road Chiswell Green

Proposal: Advertisement Consent – Display of one banner sign

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=5/2014/2257

Member: JB **Application No:** 5/2014/2283 **Issued:** 8/9 email

Address: Kessingland 25 Penman Close Chiswell Green

Proposal: Sliding electric gates (retrospective)

Comments: *Objections to this application as the gate will be out of keeping with other properties in Penman Close which are all of open plan design. 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=5/2014/2283

Member: BP **Application No:** 5/2014/2341 **Issued:** 8/9 email

Address: Volvo Truck & Bus Centre London 4 Old Parkbury Lane Colney Street

Proposal: Retention of two existing temporary portable buildings to create additional office accommodation and welfare services

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=5/2014/2341

Member: BP **Application No:** 5/2014/2367 **Issued:** 5/9 email

Address: 105 How Wood Park Street

Proposal: Single storey rear and two storey rear extension

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=5/2014/2367

Member: ALL

Application No: 5/2014/2371

Issued: 5/9 email

Address: 73 Chiswell Green Lane Chiswell Green

Proposal: Extension of the traveller/gypsy site including change of use of land and laying of hard standing and erection of amenity building (resubmission following withdrawal of 5/13/2986)

Comments: *Our reasons for objection remain the same as the previous application. This Parish Council will oppose any development on Green Belt unless there are exceptional circumstances. This application proposes and inappropriate use of Green Belt land contrary to Policy I of the District Local Plan.*

The provision and location of gypsy and travellers sites in and around the County is decided through Council Policies. This land is not identified for such provision and therefore this land must not be used for such purposes.

This site is located in a narrow, rural part of Chiswell Green Lane. The land is a local amenity which is used for leisure purposes by walkers, cyclists and horse riders. The inevitable increase in traffic, coming and going of static homes and touring caravans will have an adverse effect on this narrow lane and will irreversibly damage this locally valued asset.

*Much hardcore has already been laid and groundwork construction work seems to be in progress. Should this application be refused, the construction materials and hardcore should be removed from the site and the land restored to the original condition. We refer to the Rt. Hon. SOS Eric Pickles most recent statement where he states that protection of the Green Belt must be paramount. 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=gfpIanningsearch&Param=lq.Planning&ref_no=5/2014/2371

Member: KH

Application No: 5/2014/2397

Issued: 5/9 email

Address: 9 Stanley Avenue Chiswell Green

Proposal: Roof extension incorporating rear dormer

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lq/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfpIanningsearch&Param=lq.Planning&ref_no=5/2014/2397

Member: ALL
email

Application No: 5/2014/2418

Issued: 2/10

Address: Woodview Lodge Lye Lane Bricket Wood

Proposal: Change of use of land to a mixed use of stabling/keeping of horses and as a residential Gypsy caravan site for the stationing of 8 caravans, relocation of existing stable building, retention of hard standing and construction of ménage (resubmission)

Comments: *This Parish Council will oppose any development on Green Belt unless there are exceptional circumstances. This application proposes an inappropriate use of Green Belt land contrary to Policy I of the District Local Plan. The provision and location of gypsy and travellers sites in and around the County is decided through Council Policies. This land*

*unsuitable for this location. The proposed site is Green Belt Land, and therefore any development is contrary to the NPPF and St. Albans Local Plan. There is no mention in the application of the 'Green Belt' No 'Very Special Circumstances' are given in this application which might outweigh the possible harm caused. This Council is opposed to inappropriate development on Green Belt Land – this application is inappropriate, for the reasons stated. The site cannot be seen from a public road, public footpath, bridleway or other public land. The site can be seen from a public road and from nearby residential properties. There are Brown Field sites where this development could be sited. All the documentation submitted with the application e.g. Sound Report, Ecology Statement, Archaeology Report etc. are very general in nature and do not address the specifics of this site. The report states that the local area would benefit from this Standby generator to support the National Grid in times of high consumption but there are other more suitable sites as already stated above. Despite the environment report there is bound to be air pollution from the gas fired generators. Section 8 of the Design and Access statement item 8.1 states 'The potential impact from the Proposed Development Site on surrounding communities, landscape and wildlife, is a factor that UKPR has considered greatly in preparing this application. Furthermore, it is acknowledged that local perception in relation to developments of this nature can sometimes be less than positive'. In my view the preparation of this application has not considered at all the potential impact. From the outset there is no mention of Green Belt, all reports are generic and not specific except in a few minor cases. There is nothing particular or specific about this site that makes it the most appropriate site for this development and 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=5/2014/2452

Member: DB **Application No:** 5/2014/2481 **Issued:** 8/9 email

Address: 39 Mount Pleasant Lane Bricket Wood

Proposal: Single storey side extension, rear bay window, extension of loft space accommodation including alterations to roof, rear roof window, side and rear roof lights 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=5/2014/2481

Member: JB **Application No:** 5/2014/2510 **Issued:** 25/9 email

Address: 2 Stanley Avenue Chiswell Green

Proposal: Demolition of existing dwelling and erection of three detached dwellings with rear conservatory, two new vehicle crossovers and associated parking and landscaping

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=5/2014/2510

Member: MF **Application No:** 5/2014/2512 **Issued:** 9/9 email

Address: 158 Park Street Lane Park Street

Proposal: Single storey rear conservatory

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=5/2014/2512

Member: EW **Application No:** 5/2014/2518 **Issued:** 10/9 email

Address: 190 Park Street Lane Park Street

Proposal: Rear garden room and single storey side extension

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=5/2014/2518

Member: MF **Application No:** 5/2014/2523 **Issued:** 10/9 email

Address: 19 Pilgrim Close Park Street

Proposal: Two storey side and rear extension

Comments: *Objections to this application due to bulk and massing. We consider this application to be an over development as it doubles the size of the property. 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=5/2014/2523

Member: JB **Application No:** 5/2014/2527 **Issued:** 15/9 email

Address: 14 Penman Close Park Street

Proposal: Single storey front extension and new roof to existing garage

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=5/2014/2527

Member: KH **Application No:** 5/2014/2547 **Issued:** 12/9 email

Address: 12 South Close Chiswell Green

Proposal: Rear conservatory

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=5/2014/2547

Member: DK **Application No:** 5/2014/2572 **Issued:** 16/9 email

Address: 57 West Riding Bricket Wood
Proposal: Single storey front extension with front canopy, alteration to openings, internal alterations and re-rendering of house

Comments: *The plans for this application appear to show the proposed extension very close to or in contact land that is in Highways ownership. 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=5/2014/2572

Member: DB **Application No:** 5/2014/2612 **Issued:** 23/9 email

Address: Land to the rear of 15 Old Watford Road Bricket Wood
Proposal: Single storey two bedroom dwelling (resubmission following refusal of 5/2013/2765)

Comments: *Objections to this application. It is out of keeping and an over development of a restricted plot. Back garden filling at its worst. 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=5/2014/2612

Member: DB **Application No:** 5/2014/2629 **Issued:** 23/9 email

Address: 8 The Uplands Bricket Wood
Proposal: Single storey side extension and side canopy. Loft conversion with two front dormers and one rear dormer and side roof lights. Removal of chimney.

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=5/2014/2629

Member: EW **Application No:** 5/2014/2637 **Issued:** 25/9 email

Address: 43 Park Street Lane Park Street
Proposal: Demolition of existing bungalow and construction of two, four bedroom semi detached houses with associated landscaping, parking and access (resubmission following refusal of 5/2014/1519)

Comments: *Objections to this application as it is an over development of a restricted plot. We have concerns that this application will present congestion issues around the pedestrian crossing and be detrimental to highway and pedestrian safety. 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=5/2014/2637

Member: DK **Application No:** 5/2014/2699 **Issued:** 1/10 email

Address: 48 Jenkins Avenue Bricket Wood

Proposal: Single storey rear extension with roof lanterns, front porch, replacement front and rear dormer windows, alterations to openings and front hardstanding

Comments: *Objections to this application as the property will be a large 4 bedroom dwelling and the loss of garage will reduce the onsite parking to one space which will be insufficient for a property of this size. 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=5/2014/2699

Member: KH **Application No:** 5/2014/2746 **Issued:** 3/10 email

Address: 268 Watford Road Chiswell Green

Proposal: Two storey front and rear extensions, single storey side extension, raising of roof to create habitable loft accommodation with rear dormer and side roof lights, alterations to openings and associated works (resubmission following refusal)

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=5/2014/2746

PRIOR NOTIFICATIONS

Application: None

Address:

Proposal:

APPEAL NOTIFICATIONS

Application: APP/B1930/A/14/2225703

Address: 2 Mayflower Road Park Street

Reply by: 23 October 2014

Application: APP/B1930/D/14/2225405

Address: 4 Broad Acre Bricket Wood

Reply by: N/A Householder Appeal

APPEAL DECISIONS

None

APPLICATIONS FOR TREE WORK

- Address:** Kingsley Green, Lime Way Radlett TP/349/14/TPO 1547
Application: Norway Spruce T147 & 6 Lombardy Poplar in group G6: Lift and remove lower limbs to height of 3m over ground
Lime T145: Reduce crown by up to 3m and clean out. Lift to 3m.
Reason: Norway Spruce and Poplars: To prevent vulnerable residents climbing trees. Lime: To contain its size and prevent vulnerable residents from climbing
- Address:** Toll Cottage Burydell Lane Park Street
Application: Fell 2 Sycamores right hand of garage and in front of Ash
Reason: None given.
- Address:** 3 Brackendene Bricket Wood
Application: Fell Oak T1 in rear garden or reduce height by 6m and shorten branches to clear buildings
Reason: Tree too dominant for property and concern over it falling during storms, as well as acorns dropping on conservatory at 44 Ashridge Drive

DECISIONS

BRICKET WOOD

- Address:** 8 Smug Oak Lane 5/2014/1384
Decision: DC4 Refusal
- Address:** 15 North Riding 5/2014/1505
Decision: DC3 Conditional Permission
- Address:** 53 Oakwood Road 5/2014/1586
Decision: DC3 Conditional Permission
- Address:** 5 Mount Pleasant Lane 5/2014/1649
Decision: DC3 Conditional Permission
- Address:** Land adjacent 55 Bucknalls Drive 5/2014/1694
Decision: DC4 Refusal
- Address:** 17 Bucknalls Drive 5/2014/1779
Decision: DC3 Conditional Permission

Address: The Bluebells Station Road 5/2014/1984
Decision: COU Prior Approval not required

Address: Rear of Bricket Wood Sports & Country Club Lye Lane 5/2014/1999
Decision: DC4 Refusal

Address: 80 Oakwood Road and land r/o 76 – 80 Oakwood Road 5/2014/2033
Decision: DC4 Refusal

Address: 53 Old Watford Road 5/2014/2048
Decision: DC3 Conditional Permission

Address: 1 Railway Cottages Station Road 5/2014/2221
Decision: DC3 Conditional Permission

Address: 20 Black Boy Wood 5/2014/2226
Decision: Certificate of Lawfulness Approved

PARK STREET

Address: 30 Penn Road 5/2014/1602
Decision: Certificate of Lawfulness Approved

Address: 9 Pilgrim Close 5/2014/1825
Decision: DC3 Conditional Permission

Address: 3 Pilgrim Close 5/2014/2029
Decision: DC3 Conditional Permission

Address: The Halian Veterinary Centre 107 Radlett Road 5/2014/2049
Decision: DC10 Listed Building Conditional Consent

Address: 55 Spooners Drive 5/2014/2131
Decision: DC3 Conditional Permission

Address: Homewood Hazel Road 5/2014/2132
Decision: Withdrawn

Address: 15 Park Street 5/2014/2203
Decision: Invalid Application

Address: Harperbury Hospital Harper Lane 5/2014/2317
Decision: Environmental Statement NOT required

CHISWELL GREEN

Address: Old Cuckmans 75 Ragged Hall Lane 5/2014/0697
Decision: DC3 Conditional Permission

Address: Old Cuckmans 75 Ragged Hall Lane 5/2014/0768
Decision: DC10 Listed Building Conditional Consent

Address: Kessingland Penman Close 5/2014/1757
Decision: DC3 Conditional Permission

Address: 519 Watford Road 5/2014/1926
Decision: DC3 Conditional Permission

Address: 9 Stanley Avenue 5/2014/1945
Decision: Prior Notification - Withdrawn

Address: 27 Cherry Hill 5/2014/1959
Decision: Prior Notification - Withdrawn

Address: 6 Tippendell Lane 5/2014/1968
Decision: DC3 Conditional Permission

Address: 4 The Pastures 5/2014/1988
Decision: DC3 Conditional Permission

Address: 9 Stanley Avenue 5/2014/2034
Decision: DC3 Conditional Permission

Address: 33 Tippendell Lane 5/2014/2161
Decision: Withdrawn

Address: 9 Stanley Avenue 5/2014/2204
Decision: Invalid Application

Address: 37C Forge End 5/2014/2211
Decision: DC3 Conditional Permission

Address: 71 Stanley Avenue 5/2014/2234
Decision: Certificate of Lawfulness Approved

Address:
Decision: