

2. *Dependent upon the appeal, a range of issues covering parking, visual impact, noise and disturbance, detrimental to the street scene etc.*

The different applications have each amended the parking layout on the property and the new plan now has parking at the front rather than the rear.

There are no material changes.

1. Loss of residential dwelling through change of use remain true. The case for the retention of residential property is strong due to the Government doubling SADC's new building need. This is also a bungalow, just the type of property that the St Stephen Neighbourhood Plan identifies a need for.

Any reference to the proposed development as a medical centre is misleading. This is not an NHS GP led practice, one that is available to diagnose and treat an illness, but instead a private facility targeted at specific conditions and treatments.

2. Noise, disturbance, detrimental to the street scene remain true. This is a residential area and this facility is not 'compatible with the environment of the area'.

So to clarify our objections further:

*This Council can see no evidence as to how this application differs sufficiently significantly from the previous 3 which were dismissed on appeal. This is a residential area and as such the facility is not compatible with the environment of the area. It still requires the loss of a residence, a much needed bungalow, and would be detrimental to the amenity of nearby properties through noise and disturbance. We regard reference to the development of a medical centre as very misleading. This is not designed to be a walk in centre providing an alternative to a local GP facility. It is planned to be a private practice focusing on specialist areas and as such its patient base could be drawn from a wide area. It has reasonable public transport links, albeit with up to a 15 minute walk, but the services are infrequent, which when combined with the nature of the facility infer that private cars are much more likely to be the transport of choice. 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: DB

Application No: 5/2017/2444

Issued: 14/9 email

Address: Land adjacent 21 Hunters Ride Bricket Wood

Proposal: One three bedroom semi-detached house and one two bedroom chalet bungalow with new crossovers from Hamilton Close

Comments: *Objections to this application. This an overdevelopment of a restricted plot which will have limited parking and limited amenity space. The land that has been enclosed on the side of 21 Hunters Ride/Hamilton Close is not owned by the home owner but has been enclosed and was formally part of the grass verge on which the road sign was located and the parish bench seat. 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: DB **Application No:** 5/2017/2447 **Issued:** 15/9 email

Address: 74 West Riding Bricket Wood
Proposal: Demolition of side extension and erection of three bedroom attached dwelling with associated parking and new access

Comments: *Comments to follow*
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:** 5/2017/2448 **Issued:** 11/9 email

Address: 28 Tippendell Lane Chiswell Green
Proposal: Alterations to roof to create an additional storey incorporating a loft conversion, single storey front, rear and side extensions, insertion of openings and installation of roof lights following demolition of existing garage

Comments: *Objections to this application as 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=5/2017/

Member: JB **Application No:** 5/2017/2486 **Issued:** 12/9 email

Address: 31 Farringford Close Chiswell Green
Proposal: Removal of chimney stack and loft conversion with rear dormer window and two front 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=5/2017/

Member: DB **Application No:** 5/2017/2488 **Issued:** 19/9 email

Address: 96 Mount Pleasant Lane Bricket Wood
Proposal: Rebuilding of existing rear extension with alterations to openings and addition of two roof lanterns and replacement 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/

Member: DB **Application No:** 5/2017/2494 **Issued:** 19/9 email

Address: 177A Mount Pleasant Lane Bricket Wood
Proposal: Single storey front and side extension
Comments: *There are two plans on this application that do not agree with the description. We consider this to be an invalid application.*

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:** 5/2017/2507 **Issued:** 12/9 email

Address: 54 West Riding Bricket Wood

Proposal: Rear conservatory

Comments: *Withdrawn*

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:** 5/2017/2510 **Issued:** 12/9 email

Address: Whytecote North Orbital Road Chiswell Green

Proposal: Construction of two semi-detached dwellings with associated landscaping following demolition of existing dwelling

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:** 5/2017/2511 **Issued:** 20/9

Address: Forest House Adolescent Unit Forest Lane Harper Lane Kingsley Green

Proposal: Single storey extensions with access ramps and associated retaining walls and fencing and enclosed drop off area with new access

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:** 5/2017/2516 **Issued:** 12/9 email

Address: Whytecote North Orbital Road Chiswell Green

Proposal: Construction of two detached bungalows with associated landscaping, new access and vehicle crossover

Comments: *Strong objections to this application which is to be located off Willow Way. The development does not fit with the established pattern of the road and fails to add to the quality or 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=5/2017/

Member: DK **Application No:** 5/2017/2543 **Issued:** 25/9 email

Address: 15 Field View Rise Bricket Wood

Proposal: Single storey side extension with roof lights, removal of garage door and replaced with window (resubmission following approval of 5/2017/0642)

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:** 5/2017/2548 **Issued:** 14/9 email

Address: 20 Dell Rise Park Street

Proposal: Single storey rear extension and installation of 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=5/2017/

Member: MF **Application No:** 5/2017/2566 **Issued:** 19/9 email

Address: 52 Birchwood Way Park Street

Proposal: Single storey front and rear extensions, insertion of side window and installation of 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/

Member: MF **Application No:** 5/2017/2582 **Issued:** 25/9 email

Address: 48 Park Street Lane Park Street

Proposal: Single and two storey rear and side extensions, garage conversion, front ~ porch extension, alterations to openings and installation of roof lights following demolition of existing conservatory and summerhouse

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:** 5/2017/2662 **Issued:** 28/9 email

Address: 5 The Croft Chiswell Green

Proposal: Two storey side part single part two storey rear extensions and loft conversion with rear dormer window and front roof lights following the demolition of garage and rear projection

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: DK **Application No:** 5/2017/2684 **Issued:** 2/10 email

Address: 53 Mount Pleasant Lane Bricket Wood

Proposal: First floor 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=5/2017/

Member: MD **Application No:** 5/2017/2680 **Issued:** 28/9 email

Address: 1 Cherry Hill Chiswell Green

Proposal: Erection of front porch and two storey side extension following demolition of existing garage and insertion of front, side and rear 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=5/2017/

Member: JB **Application No:** 5/2017/2728 **Issued:** 3/10 email

Address: 212 Watford Road Chiswell Green

Proposal: Advertisement Consent – Display of three internally illuminated fascia signs, six non-illuminated wall mounted signs, nine non-illuminated post-mounted signs, one internally illuminated totem sign and two sets of non-illuminated acrylic letter (resubmission following refusal of 5/2017/1834)

Comments: *Strong objections to this application. The signage is already in place and is excessive and detrimental to the listed building immediately adjacent. The stand-alone Co-Op sign located on the grassed area is intrusive and detracts from the architectural and historic features of the listed Three Hammers Public House. No illuminated signs should be approved facing the Watford Road or adjacent to the side of the public house as this will also be detrimental to the listed building and cause considerable nuisance to the residential properties opposite. The unauthorised signage is the dominant feature when travelling downhill from St Albans to Watford and instead of the Three Hammers PH being dominant, this modern Co-Op building and signage is now first to be seen and hugely detracts from the centre of the village. 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: EW **Application No:** 5/2017/2760 **Issued:** 6/10 email

Address: 1 Fairway Close Park Street

Proposal: First floor side 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=5/2017/

PRIOR NOTIFICATION APPLICATIONS

Address: Butterfoal Stud & Tack Shop Smug Oak Lane Bricket Wood 5/2017/2409

Proposal: Change of use of retail unit from Class A1 (retail) to Class C3 (residential)

Address: 11 Claremont Bricket Wood 5/2017/2615

Proposal: Single storey rear extension 4m depth x 3.7 height x 2.55 in height to the eaves

CERTIFICATE OF LAWFULNESS APPLICATIONS

Address: 12 Rowan Close Bricket Wood 5/2017/2358
Proposal: Single storey side extension to existing two storey semi detached house

Address: Searches Farm Searches Lane Bedmond 5/2017/2533
Proposal: Use of land for storage containers (existing)

Address: 1 Mabbutt Close Bricket Wood 5/2017/2595
Proposal: Partial conversion of garage to study and raising of roof to shallower pitch (proposed)

Address: Searches Farm Searches Lane Bedmond 5/2017/2662
Proposal: Erection of building 23 (existing)

APPEAL NOTIFICATIONS

Application: APP/B1930/W/17/3185153
Address: Whytecote North Orbital Road Chiswell Green
Reply by:

APPEAL DECISIONS

Application: None
Decision:

APPLICATIONS FOR TREE WORK

Member: None	Application:	Issued:
Address:		
Proposal:		
Reason:		

TREE WORK DECISIONS

Address: None
Application:
Decision:

DECISIONS

BRICKET WOOD

Address: 18 Black Boy Wood 5/2017/1876

Decision: DC3 Conditional Permission

Address: The Old Forge Lye Lane 5/2017/1937

Decision: DC3 Conditional Permission

Address: The Laurels Lye Lane 5/2017/2063

Decision: Certificate of Lawfulness - Refused

Address: 26 Black Boy Wood 5/2017/2218

Decision: DC3 Conditional Permission

PARK STREET

Address: 10 Hawfield Gardens 5/2017/1656

Decision: DC3 Conditional Permission

Address: 91 Radlett Road Frogmore 5/2017/1684

Decision: DC4 Refusal

Address: 46 Ringway Road 5/2017/1821

Decision: DC3 Conditional Permission

Address: 12 Magnolia Close 5/2017/1932

Decision: DC3 Conditional Permission

Address: Annex 210 Radlett Road 5/2017/1966

Decision: Certificate of Lawfulness Approved

Address: 63 Orchard Drive 5/2017/2056

Decision: DC3 Conditional Permission

Address: 19 Dell Rise 5/2017/2159

Decision: Invalid application

Address: 51 Branch Road 5/2017/2176

Decision: Certificate of Lawfulness Approved

Address: 22 Woodlands 5/2017/2215

Decision: DC3 Conditional Permission

Address: 24 Ringway Road 5/2017/2288
Decision: Withdrawn

CHISWELL GREEN

Address: The Three Hammers PH 210 Watford Road 5/2017/1493
Decision: DC10 Listed Building Conditional Consent

Address: Co-Op 212 Watford Road 5/2017/1834
Decision: AC4 Advert Refusal

Address: 41 Driftwood Avenue 5/2017/1906
Decision: DC3 Conditional Permission

Address: 21 Laburnum Grove 5/2017/1943
Decision: DC3 Conditional Permission

Address: 8 Willow Way 5/2017/2084
Decision: Withdrawn

Address: 128 Watford Road 5/2017/2093
Decision: DC3 Conditional Permission

Address: 246 Watford Road 5/2017/2224
Decision: DC3 Conditional Permission

Address: 9 West Avenue 5/2017/2314
Decision: DC3 Conditional Permission