

St Stephen Parish Council Planning List

The comments reproduced here were approved by the Planning Committee on 6 September 2018

Planning Ref	Location	Proposal/Comments
5/2018/0509	Land Off Orchard Drive	Outline application (access only) - Construction of up to 30 dwellings with garages and associated parking, landscaping and access works. <u>Objection: not compliant with Neighbourhood Plan criteria; inadequate provision of affordable housing.</u>
5/2018/1662	113 Watford Road	First floor side, part single, part two storey rear extensions, garage conversion and alterations to openings No objections
5/2018/1687	49 Mount Pleasant Lane AL2 3UX	Dropped kerb No objections
5/2018/1706	45 Frogmore Home Park AL2 2Ln	Replacement mobile home. No objections
5/2018/1709	Mons Cottage Oaks Path WD25 9NA	First floor side extension following part demolition of existing single storey side extension (resubmission following refusal of 5/2018/0098) No objections
5/2018/1741 amended	42 Burston Drive AL2 2Hp	Single storey side and rear extension with roof lantern and rooflights, removal of chimney and alterations to openings following demolition of existing garage. No objections
5/2018/1764	34 Claremont AL2 3Ls	Single storey front porch extension with rendered finish and render below bay window No objections to this application as many others in street similar
5/2018/1765	36 Claremont AL2 3Ls	Single storey front porch extension with rendered finish and render below bay window No objections
5/2018/1806	157 Park Street Lane AL2 2Az	Single storey side/ rear extension following removal of existing extension and conservatory. No objections
5/2018/1839	100 Mount Pleasant Lane AL2 3Xd	Demolition of existing bungalow and construction of two detached houses (resubmission following withdrawal of 5/2017/3158). <u>Objection: The house at the back needs an entrance road and parking. Loss of privacy and amenity space for neighbouring gardens</u>
5/2018/1852	1 Hampstead Close Bucknalls Drive AL2 3Us	Single storey side and rear extension with rooflights and alterations to rear opening No objections
5/2018/1862	Land R/O 6 Broad Acre	Construction of one, three bedroom dwelling with associated landscaping and parking. <u>Objections: loss of privacy and amenity space for neighbours and highways issues with access road.</u>
5/2018/1875	7 Orchard Drive AL2 2HQ	Two storey side and rear extension with front and rear dormer windows and front and side rooflights, rooflight to existing rear extension and alterations to openings (resubmission following refusal of 5/2018/1000). <u>No objections on condition that the dormer windows and front and side rooflights are opaque</u>
5/2018/1899	12 Grovebury Gardens AL2 2QE	Replacement windows and installation of new side windows. No objections
5/2018/1908	Land Adj Cedar Lodge Drop Lane	Construction of dwelling with basement with associated landscaping. <u>Strongest objection as on green belt land</u>
5/2018/1909	57 Orchard Drive AL2 2QQ	Demolition of existing single storey side garage and construction of single storey side extension and replacement conservatory. <u>No objections on condition that the rooflights are opaque and that any materials used are stored on-site.</u>
5/2018/1940	10 Burston Drive AL2 2HR	Single storey rear extension following demolition of sunroom. No objections
5/2018/1945	Land South Of Minister Court Frogmore	Outline planning permission, means of access and layout sought, (all other matters reserved) for Two detached dwellings. <u>Objections: on flood plain; inappropriate development in green belt with no special reason.</u>
5/2018/1991	242-244 Radlett Road Frogmore AL2 2EN	Retention of detached garage and store. No objection.

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5/2018/1994	Moor Mill Premier Inn Smug Oak Lane Al2 3Pn	Listed Building consent - External locto allow card reader access to barnconversion, replacement of fixtures and fittings in hotel bedrooms and bathrooms and painting of internal bedroom walls <u>No objections</u>
5/2018/1999	31 Hammers Gate Al2 3Dz	Single storey rear extension, front porch and conversion of garage <u>No objections</u>
5/2018/2011	110 Park Street Lane Al2 2Jg	Construction of detached dwelling following demolition of existing outbuildings. <u>Objection</u> <u>Cramped appearance,lack of amenity space and out of keeping with the street scene.</u>
5/2018/2019	56 Stanley Avenue Al2 3Az	Loft conversion with side and rear dormer windows and front rooflights. <u>No objections</u>
5/2018/2082	112 Watford Road Al2 3Jz	Variation of Condition 2 (approved plans) - Changes to the proposed finishes of planning permission 5/2017/3552 dated 13/02/2016 for Replacement bungalow <u>No objections</u>
5/2018/2100	92 Tippendell Lane Al2 2Hd	Gable roof extension and side dormer windows to increase first floor habitable accommodation. <u>No objections</u>
5/2018/2111	Woodbine Cottage School Lane AL2 3XX	First floor rear extension with balcony. <u>Objection: over extended; extensive use of glass, lack of privacy</u>
5/2018/2117	Building 4 Building Research Establishment Bucknalls Lane Garston Wd25 9Xx	Demolition of existing building and construction of replacement (Class B1)(b) research and development building <u>No objection provided no access from Bricket Wood during or after construction</u>
5/2018/2120	5 Woodside Road Al2 3Ql	Proposed side and rear extensions. Loft extension to facilitate 1 x front dormer , 2 x rear dormers; 4 x front rooflights and 1 x rear rooflight; increase of ridge and eaves of an existing roof. <u>Strongest objection: existing house demolished so application invalid</u>
5/2018/2145	Alt-Rail Land On The North Side Of Harper Lane Radlett Shenley	New access onto Harper Lane. <u>Strongest objection: insufficient information about proposal/reasons for road being installed. Concerns re: increase in traffic to Harper Lane</u>
5/2018/2164	38 West Riding Al2 3Qw	Single storey side extension, alteration to front elevation and detached outbuilding at rear of the garden <u>No objections.</u>
5/2018/2169	15 Carisbrooke Road Al2 3Hr	Proposed single storey side and rear extension. <u>No objections</u>
5/2018/2192	9 Noke Side Al2 3Ef	Garage conversion and alterations to the openings (part retrospective) <u>No objections</u>

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Appeal Notifications

5/18/0706 - 31 Driftwood Ave, St Albans

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Tree Work Applications

Planning Ref/Location/Comments

TP/2018/0392 TPO1364

175 Mount Pleasant Lane Bricket Wood AL2 3XW

Let the Officer decide

TP/2018/0389 TPO 1722

23 Hyburn Close Bricket Wood AL2 3QX

Oaks are difficult to manage and if cut robustly can be permanently harmed.

Request SADC look at this and accept their recommendation

TP/2018/0416 TPO1547

Ashmere Harper Lane Shenley Radlett WD7 7HY

No objections

Proposal

ITEM 1 TREE: 1 x Beech hedge, front of property Reduce to 6ft. Face back hard on road side. ITEM 2 TREE: 1 x Copper Beech, rear left hand side Thin out crown by approximately 10% to produce an even density of foliage around a well spaced and balanced branch. Reduce above crown by approximately 2m, cutting back to a side branch and leaving a flowing branch line without stumps. Remove major dead and diseased wood from within the crown. ITEM 3 TREE: 3 x Oaks, front of property Remove major dead and diseased wood from within the crown. Reason: Tree Maintenance

We have an Oak tree in our back garden which we have had trimmed regularly under advice from SADC to ensure its health and to keep roots away from surrounding house foundations. Our tree surgeon has recommended crown reduction by 2m to ensure its future health and lustrous foliage. Certainly our neighbour across the road had their Oak tree pollarded several years ago and it has continued in spectacular shape and health, which we would like to replicate. Rear Garden - Wildlife Area: Mature multi-stemmed Hawthorn - one significant stem with excessive lean towards adj fence line and significant failure potential. Partially being supported by the dead smaller Hawthorn beneath. To fell both stems to ground level. Trees adjoin garden from woodland W1 within Kingsley Green/Harperbury site.

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Consultations

St Albans City and District Council Draft Brownfield Land Register (BLR) – Review 2018:

The Council is required to prepare a BLR and review it annually. Our BLR was first published in 2017. Further information:

<https://www.stalbans.gov.uk/planning/Planningpolicy/brownfield.aspx>

The Town and Country Planning (Brownfield Land Register) Regulations 2017 require local planning authorities to prepare & maintain registers of brownfield land suitable for residential development.

The Town and Country Planning (Permission in Principle) Order 2017 provides that sites entered on Part 2 of the new Brownfield Land Registers (BLR) registers will be granted Permission in Principle.

We are now consulting on the first annual review. Details of the consultation:

<http://stalbans-consult.limehouse.co.uk/portal/>

Return representations to the Spatial Planning Team by **12 September 2018**.

<http://stalbans-consult.limehouse.co.uk/portal/>

brownfieldlandregister@stalbans.gov.uk

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Appeal Decisions

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Tree Work Decisions

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Certificate of Lawfulness

- 5/2018/1850 Certificate of Lawfulness (proposed) - Erection of a single storey side extension at Foxy Lodge 1 The Laurels, Lye Lane Bricket Wood Hertfordshire AL2 3RR
- 5/2018/1513 Certificate of Lawfulness (proposed) - Use of dwelling as a small 6 bedroom HMO, use Class C4 at 9 The Uplands Bricket Wood Hertfordshire AL2 3UW
- 5/2018/1644 Certificate of Lawfulness (proposed) - Part garage conversion at 67 Long Fallow Chiswell Green St Albans Hertfordshire AL2 3ED
- 5/2018/1750 Certificate of Lawfulness (proposed) - Loft conversion at 21 Hunters Ride Bricket Wood Hertfordshire AL2 3NB
- 5/2018/1713 Certificate of Lawfulness (proposed) - Remove existing garage door and replace with brickwork and window at 22 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AX
- 5/2018/2031 Certificate of Lawfulness (proposed) - Single storey side/rear extension at 7 Magnolia Close St Albans Park Street Hertfordshire AL2 2PP
- 5/2018/1928 Certificate of Lawfulness (existing) - Change of use from C4 (houses of multiple occupation) back to C3 (dwelling house), extend the external drainage system at the rear of the property, install 2 new stack waste pipes, replace a window with a uPVC door to the side of the house, replace a uPVC french door with a standard uPVC window of the same width at the rear of the property, replace an existing door/window configuration with a triple uPVC door of the same width as the existing setup also at the rear of the property and remove 3 internal walls at 98 Oakwood Road Bricket Wood Hertfordshire AL2 3QA
- 5/2018/2163 Certificate of Lawfulness (proposed) - Loft extension including hip to gable, rear dormer and installation of three sky lights to front elevation at 38 West Riding Bricket Wood Hertfordshire AL2 3QW
- 5/2018/2193 Certificate of Lawfulness (proposed) - Change of use of a garage to ancillary residential accommodation to the main dwelling at Pump Cottage School Lane Bricket Wood Hertfordshire AL2 3XU

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Prior Notifications

5/2018/2026

Prior Notification - Single storey rear extension 2.9m in height x 3.065m in depth with 2.9m height to eaves at 124 Mount Pleasant Lane Bricket Wood AL2 3XD

5/2018/2295

Prior Notification - Single storey rear extension 3m in height by 6m in depth with 2.71m in height to eaves at 19 Radlett Road Frogmore AL2 2JX

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Decisions

5/2018/1270	First floor rear extension and addition of first floor side window 17 Cherry Hill Chiswell Green St Albans Hertfordshire AL2 3AT	DC3 Conditional Permission
5/2018/1776	Non Material Amendment - Amendment to the proposal design by the introduction of brickwork to the edges of the dwelling and around perimeters of windows/doors in between rendered panels to planning permission 5/2017/3552 dated 13/02/2018 for Replacement bungalow at 112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	Non Material Amendment Refuse
5/2017/2770	Partial Discharge of Condition 9 (travel and freight monitoring and management plan) of planning permission 5/2009/0708 allowed on appeal dated 14/07/2014 for Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 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. The overall proposals involve some 419 hectares at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green	Withdrawn
5/2018/1461	Subdivision of plot and construction of two five bed detached dwellings with vehicle crossover and associated landscaping following demolition of existing at 164 Park Street Lane Park Street St Albans Hertfordshire AL2 2AU	DC3 Conditional Permission
5/2018/1519	Single storey front porch extensions at 71 & 73 Orchard Drive Park Street St Albans Hertfordshire AL2 2QH	DC3 Conditional Permission
5/2018/1552	Rear conservatory at 16 The Crescent Bricket Wood Hertfordshire AL2 3NF	DC3 Conditional Permission
5/2018/1750	Certificate of Lawfulness (proposed) - Loft conversion at 21 Hunters Ride	Withdrawn
5/2018/1394	New detached garage following removal of existing at Woodside Bungalow Lye Lane Bricket Wood Hertfordshire AL2 3TL	DC3 Conditional Permission

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5/2018/1581	Two storey side and single storey rear extensions and alterations to openings following removal of single storey side elevation at 72 How Wood Park Street St Albans Hertfordshire AL2 2SJ	DC3 Conditional Permission
5/2018/1651	Boundary treatment (part retrospective) at 112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	Invalid Application
5/2018/1672	Single storey front extension at 4 Mabbutt Close Bricket Wood Hertfordshire AL2 3RZ	DC3 Conditional Permission
5/2018/1458	Two storey side and single storey rear extensions with rear rooflights and alterations to openings following removal of chimney stack at 19 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	DC4 Refusal
5/2018/1438	Single storey front, part single, part two storey rear extensions, first floor side extension, alterations of roof with front and rear rooflights and additional openings (resubmission following withdrawal of 5/2018/0540 dated 14/05/2018) at 12 Brackendene Bricket Wood Hertfordshire AL2 3SX	DC3 Conditional Permission
5/2018/1780	First floor side and rear and single storey rear extensions, conversion of garage, pitched roof with rooflight to existing rear extension and alterations to openings at 38 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AZ	DC3 Conditional Permission
5/2018/2108	Two storey side and single storey front and rear extensions following removal of attached garage, reconfiguration of roof with front and rear dormer windows and rooflights, removal of chimney stacks, front porch canopy, alterations to openings at 5 Woodside Road Bricket Wood Hertfordshire AL2 3QL	Withdrawn