

St Stephen Parish Council Planning Committee 8 November 2018

Planning List - October 2018

The comments reproduced here were approved by the Planning Committee on 8 November 2018

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2018/2173	99-103 Oakwood Road Bricket Wood Hertfordshire AL2 3Qb	Single storey rear extension (resubmission following withdrawal of 5/2018/1358) - <u>Objection - disruption to amenity areas and interruption of other users of this space</u>	11-Oct	Bricket Wood
5/2018/2318	112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	Amended Plans. Erection of boundary wall and fencing with access gate (part retrospective) - <u>No Objection, however concern about electric gates limiting ease of access from busy Watford Road</u>	29-Oct	Chiswell Green
5/2018/2402	Land Opposite Serge Hill Cottages Sergehill Lane Bedmond Abbots Langley Hertfordshire	Change of use of land to community garden with office and ancillary accommodation for landscape and garden design business, educational purposes and occasional public events. New access, associated landscaping and parking and installation of solar panels. Use of paddock as temporary car park for public events with associated access. Use of temporary access off Featherbed Lane during construction works at Land opposite Serge Hill Cottages Sergehill Lane Bedmond, herts, Abbots Langley - <u>Scheme is considered commenable but have reservations over</u> <u>- it's development in green belt - would exceptional circumstance apply in this case?</u> <u>-that the office building could be converted into dwelling without planning permission</u> <u>- possible traffic increases to the narrow lane</u>	19-Oct	Chiswell Green
5/2018/2456	28 Cuckmans Drive Chiswell Green Hertfordshire AL2 3Ax	We have received AMENDED PLANS AND THE DESCRIPTION HAS BEEN AMENDED for the above proposal and would welcome any comments you may have. Part single, part two storey rear extensions with rooflights, alterations to openings, rendering to elevations <u>- No Objection</u>	23-Oct	Chiswell Green
5/2018/2510	19 Woodside Road Bricket Wood Hertfordshire AL2 3QI	Single storey front and rear extensions, garage conversion and raising of roof with addition of front and rear dormer windows to create habitable roof space - <u>Objection - out of keeping with street scene and overdevelopment of plot.</u>	18-Oct	Bricket Wood
5/2018/2551	28 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS	Garage conversion with maintained flat roof and rear extension to garage, front porch extension, alterations to openings and increased hardstanding to front (amendment to planning permission 5/2018/0442 dated 17/05/2018) - <u>No Objection</u>	08-Oct	Chiswell Green
5/2018/2554	7 Wood End Park Street St Albans Hertfordshire AL2 2RU	Garage conversion (resubmission following invalid application 5/2018/2554) - <u>No Objection</u>	08-Oct	Park Street

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Planning Committee 8 November 2018

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5/2018/2581	The Lodge 1A The Laurels Lye Lane Bricket Wood Hertfordshire AL2 3RR	Replacement bungalow - <u>No Objection</u>	24-Oct	Bricket Wood
5/2018/2586	25 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HW	Two storey side and part single, part two storey rear extension, garage conversion, front pitched roof and canopy, loft conversion with rear dormer windows and front and side rooflights, replacement render and demolition of chimney - <u>No Objection</u>	11-Oct	Chiswell Green
5/2018/2608	Land At Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire	Discharge of Condition 23 (written scheme of investigation) to planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 51x 3 bed houses, 52x 4 bed houses and 19x 5 bed houses) with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services at Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett - <u>No Comment</u>	19-Oct	Colney Street
5/2018/2617	Electricity Sub Station Old Parkbury Lane Colney Street St Albans Hertfordshire	Construction of a natural gas powered standby electricity generation unit with an export capacity of up to 4MW - <u>No Objection</u>	19-Oct	Colney Street
5/2018/2623	1 Moran Close Bricket Wood Hertfordshire AL2 3YT	Single storey rear extension - <u>No Objection</u>	31-Oct	Bricket Wood
5/2018/2663	5 Woodside Road Bricket Wood Hertfordshire AL2 3QI	Replacement bungalow (part retrospective) - <u>No Objection</u>	19-Oct	Bricket Wood
5/2018/2709	Land at Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire	Discharge of Conditions 11 (remediation measures) and 12 (verification report) of planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 51x 3 bed houses, 52x 4 bed houses and 19x 5 bed houses) with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services- <u>No Comment</u>	29-Oct	Colney Street
5/2018/2716	16A Burston Drive Park Street St Albans Hertfordshire AL2 2HR	Single storey rear extension - <u>No Objection</u>	24-Oct	Park Street
5/2018/2738	32 Seaman Close Park Street St Albans Hertfordshire AL2 2NX	Single storey rear extension with rooflight - <u>No Objection</u>	02-Nov	Park Street

**St Stephen Parish Council
Planning Committee 8 November 2018**

Appeal Notifications

**St Stephen Parish Council
Planning Committee 8 November 2018**

Tree Work Applications

Planning Ref/Location/Comments	Proposal
TP/2018/0561 CA 65-67 Park Street Park Street St Albans Hertfordshire AL2 2PE	Tree on St Stephens Parish Council land flanking application address and overhanging building and obstructing solar panel. Would like to tidy up the tree and cut back all round by approx 1 metre <u>- No objection, providing they get agreement from Parish Council, as owners, with regard to H&S of chosen contractors and avoid undertaking work in November</u>
TP/2018/0569 CA 1a Frogmore St Albans Hertfordshire AL2 2JS	Rear garden trees next to riverbank. Reduce holly by 50%, removing stem nearest water. Reduce 2 x Sycamore and 1 x Ash by 50%. Road side trees. Reduce 1 x Layland Cypress, 1 x Ash and 1 x Sycamore by 50%. <u>- No Objection</u>
TP/2018/0571 TPO1704 9 Ferndene Bricket Wood Hertfordshire AL2 3DX	Retrospective application to reduce crown of Oak T8 next to frontage garage to reduction points as per submitted photograph. <u>Concern that this has been done without permission - advise that SADC Officer visits to ensure work done correctly</u>

**St Stephen Parish Council
Planning Committee 8 November 2018**

Consultations
Subject

Organisation

Deadline for comment

**St Stephen Parish Council
Planning Committee 8 November 2018**

Appeal Decisions

**St Stephen Parish Council
Planning Committee 8 November 2018**

Tree Work Decisions

St Stephen Parish Council
Planning Committee 8 November 2018

Certificate of Lawfulness

Planning ref	Details	Decisions
5/2018/2601	Certificate of Lawfulness (proposed) - To convert the existing tea room / offices to a B1 office use, as a flexible use. Tea Rooms/Office, The Gardens Of The Rose, Chiswell Green Lane St Albans Hertfordshire AL2 3NR	Under Consideration
5/2018/2352	Establish an electricity substation at Proposed Telecommunications Site Near Houndswood Farm Harper Lane Shenley Radlett Hertfordshire	Certificate of Lawfulness refused

**St Stephen Parish Council
Planning Committee 8 November 2018**

Prior Notifications

Planning Ref

Details

**St Stephen Parish Council
Planning Committee 8 November 2018**

Decisions

Planning ref	Details	Decision
5/2016/2880	Discharge of Condition 31.1 (countryside management plan) of outline planning permission 5/2009/0708 allowed at appeal dated 14/07/2014 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road St Albans Hertfordshire	Withdrawn
5/2016/3003	Discharge of Condition 21 (protected species) of outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Condition - Approved
5/2016/3005	Discharge of Condition 28 (renewable energy) of outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, 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 at	Discharge of Condition - Approved

St Stephen Parish Council Planning Committee 8 November 2018

Decisions

Planning ref	Details	Decision
	Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	
5/2017/0865	Discharge of Condition 31.1 (countryside management plan) and 31.2 (landscape management plan) of Outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Condition - Approved
5/2018/1759	Proposed vehicle crossover at 21 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	DC3 Conditional Permission
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 St Albans Hertfordshire AL2 2JX	NCS Prior approval not required
5/2018/1862	Construction of one, three bedroom dwelling with associated landscaping and parking at Land R/O 6 Broad Acre Bricket Wood Hertfordshire	DC4 Refusal
5/2018/2192	Garage conversion and alterations to the openings (part retrospective) at 9 Noke Side Chiswell Green St Albans Hertfordshire AL2 3EF	DC3 Conditional Permission
5/2018/2280	Discharge of Condition 5 (hard and soft landscape works) of planning permission 5/2017/2510 dated 27/10/2017 for Construction of two semidetached dwellings with associated landscaping following demolition of existing dwelling at Whytecote North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2AA	Discharge of Condition - Approved
5/2018/2281	Discharge of Condition 7 (hard and soft landscape works) of planning permission 5/2017/2516 dated 23/11/2017 for Construction of two detached bungalows with associated landscaping, new access and vehicle crossover at Whytecote North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2AA	Discharge of Condition - Approved
5/2018/1908	Construction of dwelling with basement with associated landscaping at Land Adj Cedar Lodge Drop Lane Bricket Wood Hertfordshire	DC4 Refusal

St Stephen Parish Council
Planning Committee 8 November 2018

Decisions

Planning ref	Details	Decision
5/2018/1945	Outline planning permission, means of access and layout sought, (all other matters reserved) for Two detached dwellings at Land South Of Minister Court Frogmore St Albans Hertfordshire AL2 2NF	DC4 Refusal
5/2018/2011	Construction of detached dwelling following demolition of existing outbuildings at 110 Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	DC4 Refusal
5/2018/2249	Demolition of existing dwelling and construction of two, four bedroom semi detached dwellings with associated parking, landscaping and new vehicle crossover (amendment to planning permission 5/2018/1365 dated 13/07/2018) at 110 Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	DC3 Conditional Permission
5/2018/2424	Prior Notification - Single storey rear extension 3.50m in height x 3.50m in depth with 2.50m height to eaves at 30 Hunters Ride Bricket Wood Hertfordshire AL2 3LP	NCS Prior approval not required
5/2018/2478	Discharge of Conditions 34 (travel choices) of planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hard standing and erection of 206 dwellings with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	Invalid application
5/2018/2634	Non Material Amendment - On the main house addition of window at first floor rear, changing the size and position of the window at first floor in the east elevation and swapping the study window at ground floor rear for French doors. On the garage addition of high level window and a regular window in the north and west elevations respectively and then reorganising the west elevation by replacing two single doors with a double door of planning permission 5/2018/0839 dated 12/06/2018 for Variation of Condition 2 (approved plans) to enlarge rear extension at ground level and alterations to garage to planning permission 5/2017/0552 dated 02/05/2017 for Two storey rear extension, removal of two chimneys, new gable end chimney, new garage and store following removal of existing at Pump Cottage School Lane Bricket Wood Hertfordshire AL2 3XU	Under consideration
5/2018/1969	Single-storey front garage extension at 16 Hollybush Avenue Chiswell Green St Albans Hertfordshire AL2 3AD	DC3 Conditional Permission

**St Stephen Parish Council
Planning Committee 8 November 2018**

Decisions

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5/2018/2164	Single storey side extension, alteration to front elevation and detached outbuilding at rear of the garden at 38 West Riding Bricket Wood Hertfordshire AL2 3QW	DC3 Conditional Permission
5/2018/2450	PriorNotification - Single storey rear extension 6m in depth x 3.020m in height x 2.5m in height to the eaves at 38 West Riding Bricket Wood Hertfordshire AL2 3QW	NCS Prior approval required and given
5/2018/2453	Certificate of Lawfulness (proposed) - Loft conversion with two dormer windows at 29 Hawfield Gardens Park Street St Albans Hertfordshire AL2 2PB	Withdrawn
5/2018/2471	Two storey rear and side extension, single storey rear extension with rooflight, single storey front extension, installation of a rooflight at 77 How Wood Park Street St Albans Hertfordshire AL2 2RW	Invalid application
5/2018/1257	Subdivision of one, three bedroom dwelling in to two, two bedroom flats and one, one bedroom flat following single storey rear extension with skylights, addition of front and rear dormer windows, front rooflight and alterations to openings at 101 Old Watford Road Bricket Wood Hertfordshire AL2 3UN	DC3 Conditional Permission
5/2018/2171	Outline Application (all matters reserved) - Construction of three, three bedroom dwellings at Woodbury Manor Lye Lane Bricket Wood Hertfordshire AL2 3TW	Withdrawn
5/2018/2394	Replacement bungalow (part retrospective) at 5 Woodside Road Bricket Wood Hertfordshire AL2 3QL	Invalid application