

St Stephen Parish Council - Planning List October / November 2019
Planning Committee 14 November 2019

Planning Applications

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Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2019/2609	1 Curo Park Frogmore St Albans AL2 2DD	Installation of two smoking shelters in car park <u>- the Parish Council have considered this application and made no comment</u>	07/11/2019	Park Street
5/2019/2459	Land Adjacent To 8 Smug Oak Lane Bricket Wood Hertfordshire AL2 3Pn	Demolition of existing garage, division of existing plot to provide a five bedroom detached dwelling with associated landscaping works and access to highway <u>- Objection - development in the Green Belt without special circumstances</u>	16-Oct	Bricket Wood
5/2019/2450	1 Hampstead Close Bucknalls Drive Bricket Wood Hertfordshire AL2 3US	Single storey side and rear extension with rooflights and alterations to openings <u>- Objection - lack of amenity space. Require protection for trees if granted</u>	25-Oct	Bricket Wood
5/2019/2617	Land Adjacent to 12 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XA	Use of the site as a builders yard (retrospective) <u>- Strongly Oject - the access for HGVs causes regular blockage of the public highway which is extremely dangerous in this location, so close to the M1 slip road and local school. Regularly blocking the Highway in this way is an offence under section 137 of the Highways Act 1980. In addition this is development within the Green Belt without special circumstances</u>	25-Oct	Bricket Wood
5/2019/2636	12 Brackendene Bricket Wood Hertfordshire AL2 3SX	Installation of additional front solar panels and front and rear rooflights (part retrospective) <u>- the Parish Council have considered this application and made no comment</u>	25-Oct	Bricket Wood
5/2019/2489	30 Jenkins Avenue Bricket Wood Herts AL2 3SB	Single storey rear extension with rooflight <u>- the Parish Council have considered this application and made no comment</u>	14-Oct	Bricket Wood
5/2019/2651	4 Black Green Wood Close Park Street St Albans Hertfordshire AL2 2AE	Single storey rear extension with lantern light following demolition of existing conservatory. Hip to gable roof extension with insertion of rooflights to facilitate loft conversion to habitable accommodation - <u>Objection - development will have detrimental effect on mature trees nearby - require protection for trees if granted</u>	25-Oct	Park Street
5/2019/2610	19 Woodside Road Bricket Wood Hertfordshire AL2 3QL	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 (retrospective)(amendment to planning permission 5/2019/1502 dated 19/08/2019) - <u>Objection - over development of the plot</u>	25-Oct	Bricket Wood

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5/2019/2620	3 Reedham Close Bricket Wood Hertfordshire AL2 3QT	Single storey rear extension with two rooflights and alterations to openings - <u>Objection - overdevelopment of the plot and impact on neighbouring properties privacy</u>	25-Oct	Bricket Wood
5/2019/2435	213b Park Street Lane Park Street Hertfordshire AL2 2BB	Demolition of existing dwelling and garage and construction of two semi-detached five bedroom dwellings with associated parking - <u>Objection - overdevelopment of the site, resulting in poor standards of amenity, not in keeping with the street scene</u>	14-Oct	Park Street
5/2019/2456	School House, Branch Road Park Street St Albans AL2 2LX	Two storey rear extension following demolition of the existing conservatory. - <u>the Parish Council have considered this application and made no comment if guidelines on extensions in the Green Belt are not breached, otherwise Object on Green Belt grounds</u>	14-Oct	Park Street
5/2019/2477	Frogmore House Frogmore St Albans Hertfordshire AL2 2LL	Listed Building consent - Alteration to front boundary and rebuilding of part of Grade II Listed Wall - <u>the Parish Council have considered this application and made no comment</u>	14-Oct	Park Street
5/2019/2487	Land Off Orchard Drive Park Street Hertfordshire	Outline application (access only) - Construction of up to 30 dwellings with garages and associated parking, landscaping and access works (resubmission following refusal of 5/2018/0509) - <u>the Parish Council have considered this application and make no comment provided that the following conditions, set out in the draft Neighbourhood Plan, are met:</u> <u>i. Approximately 30 dwellings are provided as small dwellings appropriate for first time buyers</u> <u>ii. Affordable housing is provided to meet the requirements of the St Albans Local Plan</u> <u>iii. Sustainable Drainage Systems (SUDS) are adequate</u> <u>iv. Vehicle access into the site from Orchard Drive is appropriate provided</u> <u>v. A tree buffer is included along the north western edge of the site to provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors</u> <u>vi. The playground at the southern end of the site is retained in Parish ownership, with that part of the site designated as a Local Green Space</u> <u>vii. A financial contribution is made to resurface footpaths 75 and 77 and link the two - otherwise object on Green Belt grounds.</u>	14-Oct	Park Street

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5/2019/2503	32 Penn Road Park Street Hertfordshire AL2 2QU	Single storey side extension and insertion of rooflight - <u>the Parish Council have considered this application and made no comment</u>	14-Oct	Park Street
5/2019/2712	106 Radlett Road Frogmore St Albans AL2 2LB	Single storey front and rear extensions following demolition of existing conservatory, demolition of existing garage and construction of new garage to rear, raising of ridge height to incorporate loft conversion with rear dormer window, juliette balcony and rooflights, alterations to opening - <u>the Parish Council have considered this application and made no comment if guidelines on extensions in the Green Belt are not breached, otherwise Object on Green Belt grounds</u>	08-Nov	Park Street
5/2019/2429	Burston Garden Centre North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2DS	Demolition of all existing structures and redevelopment of the site to provide a new retirement community comprising a 62 bedroom care home, 122 assisted living bungalows and apartments, a community clubhouse together with associated access and alterations to pedestrian/bridleway, landscaping, amenity space and car parking (resubmission following refusal of 5/2018/1324) <u>- SADC declined to determine. However, the Parish feel that SADC should reconsider its decisions given the new availability of the draft Neighbourhood Plan.</u>	14-Oct	Chiswell Green
5/2019/2613	2 Carisbrooke Road Chiswell Green St Albans AL2 3HR	Demolition of existing garage, division of existing plot to provide a four bedroom detached dwelling with associated landscaping works, new parking and new access to the front and side drop curb - <u>Objection the proposed development gives a cramped and squeezed in appearance which is out of character with the rest of the road</u>	04-Nov	Chiswell Green
5/2019/2701	20 Hammers Gate Chiswell Green St Albans AL2 3DZ	Single storey part front and rear extensions, increase in roof height to proposed front extension, insertion of one lantern rooflight to the proposed rear extension and alterations to opening - <u>the Parish Council have considered this application and made no comment</u>	04/11/2019	Chiswell Green
5/2019/2801	188 Watford Road Chiswell Green St Albans Hertfordshire AL2 3EB	Single storey front, side and rear extension following demolition of outbuilding - <u>the Parish Council have considered this application and made no comment</u>	08-Nov	Chiswell Green

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5/2019/2616	Land Opposite Serge Hill Cottages Sergehill Lane Bedmond, Abbots Langley	Construction of Class D2 (assembly and leisure) community garden resource centre and use of land for education, training, employment and recreation in gardening and horticulture with associated landscaping, parking and access <u>- Support - scheme is commenable</u>	04-Nov	Chiswell Green
5/2019/2408	33 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LB	New gravel driveway with vehicular access <u>- the Parish Council have considered this application and made no comment</u>	06-Nov	Chiswell Green
5/2019/2409	33 Ragged Hall Lane Chiswell Green St Albans AL2 3LB	Listed Building consent - Conversion of bedroom into bathroom at <u>- the Parish Council have considered this application and made no comment</u>	08-Nov	Chiswell Green
5/2019/2495	Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	Discharge of Conditions 3 (materials), 5 (archaeology), 8 (recording), 9 (details of doors and windows), 10 (tiling), 11 (kitchens and bathrooms), 12 (finishes), 13 (details of heating, vents, lighting, stairs), 14 (flooring), 15 (brickwork repair), 16 (paint removal), 17 (timber infestation), 18 (mezzanine), 20 (partitions) of 5/2016/2079 dated 02/03/2017 for Listed Building consent - Works associated with the change of use from Class B2 (joinery workshop) and Class D2 (gun clubhouse) to create one, three bedroom and two, one bedroom dwellings <u>- no comment</u>	14-Oct	Chiswell Green
5/2019/2524	Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	Discharge of Conditions 5 (materials), 6 (archaeology), 7 (contamination), 9 (landscaping), 10 (landscaping), 12 (landscaping), 13 (fire hydrants), 15 (details of heating, vents, lighting, stairs) and 18 (details of doors and windows) of planning permission 5/2016/2054 dated 02/03/2017 for Change of use from mixed use Class B2 (joinery workshops) and Class D2 (gun clubhouse) to Class C3 (residential) to create one, three bedroom and two, two bedroom dwellings, alterations to openings and associated landscaping and parking <u>- no comment</u>	14-Oct	Chiswell Green

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Appeal Notifications

Planning Number	Address	Deadline
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Tree Applications

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Consultations

Subject	Organisation	Deadline for comment
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Appeal Decisions

Ref	Address	Decision
5/2019/0082 (resubmission following refusal of 5/2018/1862)	Land R/ O 6 Broad Acre, Bricket Wood, Hertfordshire, AL2 3RX	Appeal Dismissed - 11/10/19
5/19/0424	176 Tippendell Lane, Park Street	Appeal Dismissed - 09/10/19
5/2018/1945	Land South Of Minister Court Frogmore St Albans Hertfordshire AL2 2NF	Appeal Allowed - 26/07/2019
an appeal has been lodged by Minister Court Frogmore Ltd against the Council's refusal of planning permission for: Outline planning permission, means of access and layout sought, (all other matters reserved) for Two detached dwellings on ref no: 5/2018/1945.		
5/17/2411	Land at Lye Lane, Bricket Wood	Appeal Dismissed - 06/09/2019

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Certificate of Lawfulness

Planning ref	Details	Decisions
5/2019/2434	Certificate of Lawfulness (existing) - Continued use of the property as B1 (offices) at Horseshoe Business Park Lye Lane Bricket Wood Hertfordshire AL2 3TA	Proposed
5/2019/2469	Certificate of Lawfulness (proposed) - Construction of single storey rear extension at The Bluebells Station Road Bricket Wood Hertfordshire AL2 3PQ	Proposed
5/2019/2520	Certificate of Lawfulness (proposed) - Rear dormer window and loft conversion at 18 Hunters Ride Bricket Wood Hertfordshire AL2 3LX	Proposed
5/2019/2140	Certificate of Lawfulness (proposed) - Dormer extension and insertion of roof windows at 19 North Riding Bricket Wood Hertfordshire AL2 3LH	Approved
5/2019/2141	Certificate of Lawfulness (proposed) - Side dormers at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	Refused
5/2019/2354	Certificate of Lawfulness (proposed) - Loft conversion, hip to gable, rear dormer and two rooflights to front elevation at 2 Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN	Approved
5/2019/2469	Certificate of Lawfulness (proposed) - Construction of single storey rear extension at The Bluebells Station Road Bricket Wood Hertfordshire AL2 3PQ	Refused
5/2019/2253	Certificate of Lawfulness (proposed) - Loft conversion with front rooflights, rear dormer window and gable roof extension and insertion of first floor side window at 59 Old Watford Road Bricket Wood AL2 3RU	Approved

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Prior Notifications

Planning Ref	Details	Decision
5/2019/2260	Prior Notification - Single storey rear extension 6m in depth x 3.48m in height with 3m height to eaves at 74 Radlett Road St Albans Hertfordshire AL2 2LB	NCS Prior approval not required
5/2019/2348	Prior Notification - Single storey rear extension 3.2m in height, 4.8m in depth with 2.6m height to eaves and extending 4.8m in total beyond the rear wall of the original dwelling at 236 Watling Street Park Street St Albans Hertfordshire AL2 2PA	Prior approval required and given
5/2019/2702	Prior Notification - Single storey rear extension 3.4m in height x 4m in depth with 2.5m height to eaves and extending 4m in total beyond the rear wall of the original dwelling at 45 Claremont Bricket Wood Hertfordshire AL2 3LT	Proposed
5/2019/2405	Prior Notification - Single storey rear extension 4m in height x 6m in depth with 2.7m height to eaves at 23 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LB	NCS Prior approval required and refused

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Decisions

Planning ref	Details	Decision
5/2019/1941	Advertisement consent - Retention of two non-illuminated timber framed signs (resubmission following refusal of 5/2019/0711) -AMENDED PLANS at Land at Smug Oak Lane Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN	AC3 Advert - Conditional Permission
5/2019/2077	Garage conversion with alterations to openings at 10 Moss Side Bricket Wood Hertfordshire AL2 3SU	DC3 Conditional Permission
5/2019/2217	Discharge of Condition 4 (hard and soft landscape works) of planning permission 5/2018/2663 dated 11/12/2018 for Replacement bungalow (part retrospective) at 5 Woodside Road Bricket Wood Herts AL2 3QL	Discharge of Condition - Refused
5/2019/2314	Non Material Ammendment - Amendments to roof windows of planning permission 5/2019/1272 dated 23/08/2019 for Change to front porch roof design, addition of four windows to the side, reduction of door to rear amendment to fenestration and addition of front window (retrospective) at 12 Brackendene Bricket Wood AL2 3SX	Non Material Amendment Refuse
5/2019/1260	Discharge of Condition 33 (future management and maintenance of streets) 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 at Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	Approved
5/2019/1902	Rear enclosed garden, rear condenser enclosure, infill under existing internal canopy and alterations to openings at Oak Ward 8 Forest Lane Kingsley Green Harper Lane Radlett Shenley Hertfordshire WD7 9HQ	DC3 Conditional Permission

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5/2019/2101	Two storey rear extension with roof alterations to incorporate loft conversion with dormer windows and alterations to openings at 14 Hazel Road Park Street St Albans Hertfordshire AL2 2AJ	DC3 Conditional Permission
5/2019/2159	Single storey side/rear extension with enclosed garden and rear condenser enclosure at Beech Ward 8 Forest Lane Kingsley Green Harper Lane Radlett Shenley Hertfordshire	DC3 Conditional Permission
5/2019/2160	Single storey rear extension with enclosed gardens and condenser enclosure at Dove Ward Kingfisher Court Forest Lane Kingsley Green Harper Lane Radlett Shenley Hertfordshire WD7 9FB	DC3 Conditional Permission
5/2019/2161	Single storey rear extension with enclosed garden, rear condenser enclosure and replacement window at 4 Bowlers Green Kingsley Green Harper Lane Radlett Shenley Hertfordshire WD7 9HQ	DC3 Conditional Permission
5/2019/2145	Discharge of Condition 21 (drawings showing existing levels and proposed slab levels) of planning permission 5/2015/0722 dated 22/08/2016 for Hotel with 150 bedrooms, conference and function centre, associated car parking, realignment of roundabout and retention of bungalow (amendments to 5/2012/2055 dated 27/09/2013 and 5/2013/3450 dated 21/03/2014) at Copsewood and A405 Junction North Orbital Road Chiswell Green St Albans Hertfordshire AL2 3TB	Approved
5/2019/2382	at 68 Oakwood Road Bricket Wood Hertfordshire AL2 3QA	invalid application
5/2019/2429	Demolition of all existing structures and redevelopment of the site to provide a new retirement community comprising a 62 bedroom care home, 122 assisted living bungalows and apartments, a community clubhouse together with associated access and alterations to pedestrian/bridleway, landscaping, amenity space and car parking (resubmission following refusal of 5/2018/1324) at Burston Garden Centre North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2DS	Declined to determine

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Planning ref	Details	Decision
5/2019/1904	Demolition of existing building and construction of replacement dwelling with detached garage at The Old Lodge Drop Lane Bricket Wood Hertfordshire AL2 3TT	DC3 Conditional Permission
5/2019/2041	Part single, part two storey side and rear extension and insertion of first floor side window at 74 Radlett Road Frogmore St Albans Hertfordshire AL2 2LB	DC4 Refusal
5/2019/2203	Demolition of existing conservatory and erection of single storey rear extension with six rooflights, replacement front dormer window and garage conversion to habitable room at 180 Watling Street Park Street St Albans Hertfordshire AL2 2PA	DC3 Conditional Permission
5/2019/1866	Extension and conversion of garage to provide staff and welfare facilities at 2-4 The Kestrels Bucknalls Drive Bricket Wood AL2 3YB	Withdrawn
5/2019/2064	Partial Discharge of Condition 18 (piling) in respect of visitor centre only of planning permission 5/2009/0708 granted at appeal dated 14/07/2014 for Construction of a Strategic Rail Freight Interchange (SFRI) comprising an intermodal terminal and rail and road served distribution units (331,665m ² in Use Class B8 including ancillary B1/B2 floorspace) within Area 1, with associated road, rail and other infrastructure facilities and works within Areas 1 and 2 (the Development Site), (including earth mounds and a Park Street/Frogmore relief road) in a landscape setting, and further landscaping and other works within Areas 3 to 8 inclusive to provide publicly accessible open land and community forest. at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green St Albans	Partial
5/2019/1488	Ground floor side extension following demolition of garage, first floor front dormer window and insertion of rooflights at 59 Old Watford Road Bricket Wood Hertfordshire AL2 3RU	Withdrawn
5/2019/2032	Rear conservatory at 30 Willow Way Chiswell Green St Albans Hertfordshire AL2 3DQ	DC3 Conditional Permission

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5/2019/1689	Retention of timber cabin as permanent rural workers dwelling at Lower Stud Equestrian Centre Drop Lane Bricket Wood AL2 3TX	DC3 Conditional Permission
5/2019/2200	Single storey rear extension and loft conversion with rear dormer window at 43 Branch Road Park Street St Albans Herts AL2 2LU	Withdrawn
5/2019/2335	Single storey side and rear extension with four rooflights, conversion of the garage into a habitable room with alterations to openings and alterations to the roof, removal of chimney stacks. at 10A Penn Road Park Street St Albans Hertfordshire AL2 2QS	DC3 Conditional Permission
5/2019/2143	Single storey rear extension with rooflights, garage conversion, loft conversion with dormer windows, insertion of rooflights and alterations to openings at 19 North Riding Bricket Wood Hertfordshire AL2 3LH	DC3 Conditional Permission
5/2019/2273	Two storey side extension to replace existing side structure, new steps at rear, alterations to openings at 71 Chiswell Green Lane St Albans Hertfordshire AL2 3AL	DC3 Conditional Permission
5/2019/2404	Discharge of Conditions 3 (samples of materials), 14 (site investigation) and 15 (options appraisal and remediation strategy) of planning permission 5/2018/1566 dated 26/10/2018 for Creation of one, four bedroom chalet bungalow with associated garage, parking, landscaping and additional hardstanding for 68 Oakwood Road at 68 Oakwood Road Bricket Wood Hertfordshire AL2 3QA	Approved