

**PLANNING  
COMMITTEE**

**Discussion was undertaken by the Planning Committee on Thursday 10<sup>th</sup> March 2022 at 12 noon in Jersey Farm Community Centre**

**PRESENT:** Councillors: Graham Leonard (Chair), Lyn Bolton, John Hale, June Reid

**OFFICER:** None

**APOLOGIES:** Councillors Neil Harris, John Newton-Davies & John Foster

**DECLARATIONS OF INTEREST** There were none

The minutes of the previous meeting held on 17<sup>th</sup> February 2022, having been previously circulated, were approved as a correct record.

**649 43, Barnfield Road, St Albans – Planning Application: 5/2022/0286**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**650 1, Ardens Marsh, Sandpit Lane, St Albans - Planning Application: 5/2022/0318**

Following discussion it was:

**RESOLVED to comment as follows:**

Further to the Planning Committee meeting held today, Thursday 10<sup>th</sup> March 2022, Sandridge Parish Council would like to make the following comments:

Sandridge Parish Council have no objections to this planning application. However, given the nature of the cul-de-sac wherein this property is at the beginning, we would like a condition imposed on approval that requires the applicant to ensure that access is maintained for numbers 2 and 3 Ardens Marsh at all times during the construction of the extension.

**651 9, Cromwell Close, St Albans - Planning Application: 5/2021/1663**

Following discussion it was:

**RESOLVED to comment as follows:**

Further to the Planning Committee meeting held today, Thursday 10<sup>th</sup> March 2022, Sandridge Parish Council would like to make the following comments:

Sandridge Parish Council continue to strongly object to this application and would reiterate that their previous objections still stand, which are shown here:

*Sandridge Parish Council are opposed to this application due to it being significant overdevelopment of the site. The proposed variations to the previously approved planning application are not slight and would result in an overbearing dwelling that is not in keeping with adjacent properties. The introduction of*

*windows that were not in the original plans means the property will overlook neighbouring properties. The proposed grey roof tiles are also out of keeping with the adjacent properties. As the site is located adjacent to the Jersey Farm Open Space the dwelling would have an adverse impact on the landscape. Therefore, the development is not in accordance with Policy D4 (3) of the Sandridge Neighbourhood Plan in that the scale and height of the development is not in keeping with existing and adjacent buildings. For these reasons the parish council considers the application should be rejected.*

Furthermore, the applicant's current proposals to seek retrospective approval for building works which have contravened approved plans, will fly in the face of the regulations and represent a "back door" route to achieve a building which would not have gained permission if submitted in the original application. This tactic is strongly deplored by Sandridge Parish Council and we would ask for these amendments be refused permission.

**652 2, Packhorse Close, St Albans - Planning Application: 5/2022/0165**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**653 2, Summerlands Road, St Albans – Planning Application: 5/2021/2805**

Following discussion it was:

**RESOLVED to comment as follows:**

Further to the Planning Committee meeting held today, Thursday 10<sup>th</sup> March 2022, Sandridge Parish Council would like to make the following comments:

Sandridge Parish Council are pleased to see that our recent concerns regarding the overlooking aspects of this development have been addressed by the removal of the window in the gable end and a reduction in number and size of other windows on this elevation overlooking the garden at 149 The Ridgeway. However, given that there has not been any reduction in the bulk and scale of the building, our previous objections on this aspect of the application remain entirely valid. Namely:

*Sandridge Parish Council consider that it is a significant over-development of the site and is not in keeping with the adjoining semi-detached property. It would present a significant impact on the rear garden of 149 The Ridgeway with regards overlooking.*

**654 38, Gladeside, St Albans – Planning Application: 5/2022/0327**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**655 11, Wheatleys, St Albans – Planning Application: 5/2022/0378**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**656 3, Osprey Drive, St Albans – Planning Application: 5/2022/0377**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**657 21, Wheatleys, St Albans – Planning Application: 5/2022/0439**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**658 Ardens Rise, House Lane, St Albans – Planning Application: 5/2022/0428**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**659 30, Osprey Drive, St Albans – Planning Application: 5/2022/0312**

Following discussion it was:

**RESOLVED to comment that:**

Further to the Planning Committee meeting held today, Thursday 10<sup>th</sup> March 2022, Sandridge Parish Council would like to make the following comments:

Whilst Sandridge Parish Council have no issues with this proposed garage conversion we would like to express our concern over the reduction in the number of parking spaces in an area with a relatively high density of 4 and 5 bedroom houses.

**660 2, Harefield Place, St Albans – Planning Application: 5/2022/0553**

Following discussion it was:

**RESOLVED**

Not to make any objections.

**DATE OF NEXT MEETING**

The next meeting of the Planning Committee has been arranged for Thursday 31<sup>st</sup> March 2022 at 12 noon, at Jersey Farm Community Centre.

There being no further business, the meeting closed at 12.58 p.m.

**Chair .....**

**Date .....**