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***Sandridge Parish Council Draft***

The Planning Committee met at 2pm on the 2nd September 2024 at Marshalswick Community Centre

**PRESENT:** Councillors: Graham Leonard, John Hale, Mary Ternouth, June Reid, Mike White

**OFFICER:** Rebecca Pannese – Projects, Amenities and Community Engagement Officer

**APOLOGIES:** Councillor:Julie Oakley, Jenny Roberts

**ABSENT:** Councillors:Luke Sieger

**DECLARATIONS OF INTEREST:** There was none.

**1046 MINUTES**

The minutes of the previous meeting held on 12th August 2024, having been previously circulated, were unanimously approved as a correct record.

***A local resident attended the meeting to discuss an upcoming application. Questions were raised and discussion ensued.***

**1047** **177 The Ridgeway, St Albans, Herts AL4 9XE – Planning Application: 5/2024/1288**

Following discussion, it was:

 **RESOLVED**

 Not to submit a comment.

**1048** **1 Slimmons Drive, St Albans, Herts AL4 9AN –** **Planning Application: 5/2024/1406**

Following discussion, it was:

 **RESOLVED**

 To submit the following comments to SADC planning department.

Sandridge Parish Council object to the proposed extension as it contravenes Policy D4 (3) of the Sandridge Neighbourhood Plan, Housing Development and Building Guidelines, notably that the scale and height should be in keeping with existing and adjacent buildings. The Council believes that the proposal is overdevelopment of the site, given that this is one half of a pair of semi-detached dwellings. The proposed extension more than doubles the size of the existing house and the original building would be subservient to the extension, rather than the other way around.

**1049 18 Hazelmere Road, St Albans, Herts AL4 9RW – Planning Application: 5/2024/1408**

Following discussion, it was

 **RESOLVED**

Sandridge Parish Council object to the proposed extension as it contravenes Policy D4 (2) of the Sandridge Neighbourhood Plan, Housing Development and Building Guidelines, notably that new development, improvements or extensions to existing buildings must take into account, and reflect, the distinctive area characteristics in terms of the design and materials used. The “eyebrow” roof line over the front porch section of the front ground floor extension, together with the curved walls to the porch area, are in stark contrast to all other front extensions and existing frontages in Hazelmere Road. The Council also considers that these design features are in contravention of Policy D4 (9) of the Sandridge Neighbourhood Plan, which states that new development should be integrated with existing developments, reflecting the character of the frontage of nearby properties. There is also a lack of clarity as to the amount of parking provided as the application shows only one parking place.  This is inadequate for a property of this size.

**DATE OF NEXT MEETING**

**The next meeting of the Planning Committee is on Monday 23rd September at 2pm, at Marshalswick Community Centre.**

**There being no further business, the meeting closed at 2.50pm.**

 **Chair …….………………………………….**

 **Date …………………………………………**