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***Sandridge Parish Council***

The Planning Committee met at 2pm on the 4th November 2024 at Marshalswick Community Centre

**PRESENT:** Councillors: Graham Leonard, John Hale, Julie Oakley, Mike White, Mary Ternouth

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

**APOLOGIES:** There were no apologies

**ABSENT:** Councillors:Luke Sieger, Jenny Roberts, June Reid

**PRESENT:**  There were two members of the public present

**DECLARATIONS OF INTEREST:** Councillor Mary Ternouth declared an interest in planning application 5/2024/1691 and absented herself during discussion of this item (see minute 1069).

**1068 MINUTES**

The minutes of the previous meeting held on 14th October 2024, having been previously circulated, were unanimously approved as a correct record.

**1069** **Land to the rear of 235 and 237 Sandpit Lane, St Albans, Herts Planning Application: 5/2024/1691**

The two members of the public in attendance presented objections to the application. Following discussion, it was:

**RESOLVED**

To submit the following comment:

Sandridge Parish Council object to this proposal on a number of grounds where it is in conflict with both the Sandridge Neighbourhood Plan and the adopted St Albans District Local Plan and its ongoing Review. A general observation is that the application is lacking in many significant details to enable a proper assessment of the proposal, including the apparent encroachment of the site boundaries onto surrounding properties.

The proposed application represents overdevelopment of the site, which would be contrary to the grain of development in the area and would be out of character, contrary to Policy 69 of the adopted Local Plan. This part of Marshalswick is characterised largely by two-storey dwellings, primarily detached or semi-detached, with large gardens and a highway frontage. Although described as one-and-a-half houses, they are clearly two storey, with three rooms and a bathroom in the roof. Unplanned backland development is not a feature of this area. In this proposal, the dwellings would be facing front to back towards Sandpit Lane, without a highway frontage. Furthermore, the land in this area slopes down from north to south and allows long views of a generally well treed landscape across Sandpit Lane to the new development on Oaklands Grange. The proposed development would therefore be contrary to this local character, due to its backland nature, loss and potential loss of existing trees and hedges, and without evidence to the contrary, impact on visible roofscapes, to the detriment of properties in Buxton Close.

Due to the cramped nature of the development, and in the absence of site sections and levels, it cannot be shown that the proposal would not adversely affect the amenities of neighbouring occupiers, contrary to Policy 70 of the adopted Local Plan.

Privacy between dwellings and rear boundary requires that a minimum of half the required 27 m separation distance should normally be attained at the boundary, but in this case the applicant assumes that the shortfall can be made up by the existing properties. Thus, the development would result in a high level of perceived overlooking, particularly due to the first-floor rear windows in the proposed two storey dwellings, and would have an overbearing impact.

In the absence of a full landscape appraisal, it cannot be shown that the proposal would not have an adverse impact on existing mature trees and planting and therefore the overall character of the area, contrary to Policy 74 of the adopted Local Plan and Policies E1 and D6 of the Sandridge Neighbourhood Plan.

The Council also have concerns over the access to site via a narrow driveway that barely reaches the minimum requirements for emergency vehicle access and the poor sightlines to the east at the frontage onto Sandpit Lane due to the presence of a large hedge adjacent to the exit onto the highway.

Should Officers be minded to recommend approval of this application then the parish Council would request that it be called-in for consideration by the Planning Committee.

In the event that the Committee grant permission then the following conditions should be imposed:

1. The removal of permitted development rights, in particular relating to rear/side extensions and additional fenestration or outbuildings
2. A requirement that site levels and amenity space to be agreed before commencement of development.
3. That a full landscape survey, showing existing trees and hedges in the surrounding area, with their root protection zones is provided.

Finally, Sandridge Parish Council fully support the public comments provided by occupiers of Numbers 6 and 10 Ardens Way

*(Councillor Ternouth rejoined the meeting at this point)*

**1070** **40 Osprey Drive, St Albans, Herts, AL4 0LU –** **Planning Application: 5/2024/1732**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1071 14 Barnfield Road, St Albans, Herts AL4 9UP – Planning Application: 5/2024/1772**

Following discussion, it was

**RESOLVED**

Not to submit a comment

**1072 17 Langham Close, St Albans, Herts, AL4 9YH – Planning Application: 5/2024/1844**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1073** **28 Skys Wood Road, St Albans, Herts, AL4 9PG – Planning Application 5/2024/1814**

Following discussion, it was:

**RESOLVED**

To submit the following comment:

Sandridge Parish Council object to this proposal as being an both an over-development of the site and one which will also result in severe issues regarding overlooking for the property at 47 Sherwood Avenue. The proposed extension would therefore be in conflict with two policies, 70 and 72, of the St Albans District Local Plan Review and policy D4 (3) Housing Development and Building Guidelines, of the Sandridge Neighbourhood Plan which states that the scale and height should be in keeping with existing and adjacent buildings.

**1074 96 The Ridgeway, St Albans, Herts, AL4 9PS – Planning Application 5/2024/1768**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1075 Rose Cottage, Ash Green, Coopers Lane, St Albans, Herts, AL4 9HW – Planning Application 5/2024/1770**

Following discussion, it was:

**RESOLVED**

Not to submit a comment

**1076 Sandridge Parish Council (SPC) response to St Albans District Council (SADC) Local Plan Regulation 19 Local Consultation**

Following the meeting of SPC Full Council on 9th October it was agreed that the Planning Committee would draft and submit a response to the above Regulation 19 Consultation. Councillor Hale presented a review document to members and following discussion, it was:

**RESOLVED**

That Councillor Hale would submit a response on behalf of Sandridge Parish Council in support of the SADC Local Plan as part of the Regulation 19 consultation. This includes the following under why SPC considers the plan to be legally compliant:

*We support Policy NEB4 as it will help to protect Jersey Lane as a Key Linear Green Space. We welcome the stated intention to seek development contributions from major developments to mitigate impacts, supporting the maintenance and enhancement of such areas. The final sentence of the policy represents an improvement on the Regulation 18 version of the Plan.*

**1077 MATTERS ARISING**

It was noted that the Parish Clerk has written to SADC Planning Department to confirm that the SPC Planning Committee is supporting of a call-in regarding Planning Application 5/2024/1462 The Stables, St Albans Road, Sandridge, Herts having previously submitted a comment following the meeting on 14th October.

**DATE OF NEXT MEETING**

**The next meeting of the Planning Committee is on Monday 25th November at 2pm, at Marshalswick Community Centre.**

**There being no further business, the meeting closed at 3.10pm.**

**Chair …….………………………………….**

**Date …………………………………………**