



## *Sandridge Parish Council*

The Planning Committee met at 2pm on the 16<sup>th</sup> December 2024 at Marshalswick Community Centre

**PRESENT:** Councillors: Graham Leonard, John Hale, Mary Ternouth, June Reid, Jenny Roberts

**OFFICER:** Emma Hostler, Deputy Clerk

**APOLOGIES:** Councillor Mike White

**ABSENT:** Councillors: Julie Oakley, Luke Sieger

**PRESENT:** No members of the public present

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

### **1091 MINUTES**

The minutes of the previous meeting held on 25<sup>th</sup> November 2024, having been previously circulated, were unanimously approved as a correct record.

### **1092 40 Ardens Way, St Albans, Herts AL4 9UJ Planning Application: 5/2024/2017**

Following discussion, it was:

#### **RESOLVED**

To submit the following comments to SADC planning department:

Whilst more changes have been made to earlier submissions of this application Sandridge Parish Council considers these still insufficient to meet concerns previously expressed – see below.

*“Sandridge Parish Council have a number of objections to this proposed extension, which contravenes the Sandridge Neighbourhood Plan in several respects, as detailed below. The proposal is considered to be overdevelopment of the site in contravention of Policy D4 (3) Housing Development and Building Guidelines “The scale and height is in keeping with existing and adjacent buildings.” The proposal to create a dormer in the roof extending the length of the building, together with the introduction of a gable end to the building is considered to be overdevelopment of the site. The proposal has a significant effect on the street scene in contravention of Policy D4 (9) of the local Plan, “New development to be integrated with existing developments, reflecting*

*the character of the frontage of nearby properties.” The significant change in roof style from hipped to gable end would stand in stark contrast to the roof on the adjoining property, and also other properties in the immediate neighbourhood.*

*The Parish Council would also expect that, if approved, the extension should comply with Policy D4 (2) of the Local Plan, Housing Development and Building Guidelines, “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.”*

*Finally, in accordance with Policy D4 (13) “Where footways, pavements and grass verges are to be retained after construction, a commitment to provide evidence that all footways, pavements and grass verges are returned to similar or better condition than before works commenced”, Sandridge Parish Council would expect a condition to be imposed concerning the grass verges and pavements in this narrow road, which should be protected during construction works and returned to their proper state on their completion.”*

**1093 241A Sandpit Lane, St Albans, Herts, AL4 0BU – Planning Application: 5/2024/1992**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1094 Ardens Rise House, St Albans, Herts AL4 9HE – Planning Application: 5/2024/1726**

Following discussion, it was

**RESOLVED**

To submit the following comment to SADC planning department:

Sandridge Parish Council has no objections to this application with the condition that the garage erected never becomes habitable accommodation.

**1095 16 Chiltern Road, St Albans, Herts, AL4 9TE – Planning Application: 5/2024/1853**

Following discussion, it was:

**RESOLVED**

To submit the following comments to SADC planning department;

Sandridge Parish Council notes the recommendation from Herts County Council Highways Authority for refusal of the application and supports this request.

**1096 54 Barnfield, St Albans, Herts, AL4 9UU – Planning Application 5/2024/2005**

Following discussion, it was:

**RESOLVED**

To submit the following comment to SADC planning department:

Sandridge Parish Council object to this proposal as being an over-development of the site, which would result in an overbearing dwelling that is not in keeping with its neighbours. This is in conflict with Policy D4 (3) of the Sandridge Neighbourhood Plan, Housing Development and Building Guidelines, which states that the scale and height should be in keeping with existing and adjacent buildings.

**1097 Land Adjacent to 38 House Lane, Sandridge, Herts – Planning Application 5/2024/2093**

Following discussion, it was:

**RESOLVED**

To submit the following comment to SADC planning department:

**Land adjacent to 38 House Lane, Sandridge – Planning application 5/2024/2093**

Sandridge Parish Council notes that this application has been made under the Town and Country Planning Act Order 2017 (as amended) for permission in principle to construct up to two dwellings on this site. It strongly objects to this application on the grounds that it contravenes a number of key planning development policies, in particular the following from Sandridge Neighbourhood Plan (SNP):

**Site – SNP Policy D1**

This site clearly sits outside the Settlement Boundary as defined in Policy D1 and Figure 2. It is agricultural land, part of the Green Belt, surrounded to the east and south by a large fully cropped field and to the west by a public right of way.

The site is not one identified for development in either the Regulation 19 Draft St Albans and District Local Plan or Sandridge Neighbourhood Plan.

The Planning Statement suggests (e.g..5.11) that this site would represent ‘limited infilling’ within the village envelope. In fact, the site is clearly outside the Settlement Boundary and bounded by agricultural land. Unlike the examples quoted by the applicant (5.26), this is not in the middle of an existing line of housing, nor is it suggesting the construction of anything other than larger executive housing.

The Planning Statement supplied by the applicant’s agent also suggests that this is ‘grey belt’ land (5.10). The Parish Council refutes this. This land has never previously been developed and has only been used for agricultural purposes to the Parish Council’s knowledge. It provides an important undeveloped boundary to a well-used footpath and contributes to key landscape views in the village. (See later note under Policy E2).

The Planning Statement asserts that the site is well placed as it is ‘next to bus stops’ (2.6) which is factually inaccurate. The infrequency and unreliability of the local bus service is a source of complaint locally.

The claim (Planning Statement 5.24) that development of the site would ‘promote walking and cycling and public transport’ belies the fact that it would actually obstruct a key component of such a network. (See later note, Policy T3).

**Type of development – SNP Policies D2 and D3**

The site lies within the Green Belt and no ‘exceptions’ as set out in the NPPF have been stated to support development of Green Belt land. The site has not been specifically identified within the draft Local Plan.

It is not the type of affordable smaller family housing or dwellings for downsizing identified by the SNP as particularly needed in the Sandridge parish area.

**Housing Development – SNP Policy D4**

These proposed dwellings would contravene SNP Policy D4 (1) in that the site intrudes on the landscape. (See reference to Policy E2 below).

The proposals also contravene SNP Policy D4 (8) as, instead of looking to provide pedestrian access along the frontage of this site to join the footway outside 38 House Lane leading into the village and creating a T junction with Footpath 55, the design shown involves direct access on to a busy road with poor sightlines. The Planning Statement states (3.7) there would be a single access point, but the block plan shows two.

### **Active Travel – SNP Policy T3**

Development of this site would obstruct a planned bridleway connection set out in the Herts County Council's Rights of Way Improvement Plan. This planned bridleway also forms an essential part of a locally much desired active travel network of paths, as referred to in SNP Policy T3 and Figure 8. The rationale for this particular important link is safety for the many walkers and cyclists exiting from the north end of Jersey Lane on to House Lane by a blind corner, and also to provide incentives for both active travel and recreational activities leading to improved health and wellbeing. See SNP paragraph 5.74 where this route is part of the first priority outlined. This route would also form part of a wider key link between Jersey Lane, Sandridge village and Heartwood Forest.

### **Landscapes, Views and Gaps – SNP Policy E2**

This proposal contravenes the provisions of SNP Policy E2 as it would significantly adversely affect a protected significant view (from Bridleway 53) into the village as indicated in Figure 13. It would increase the prominence of the settlement and cause the loss of agricultural land.

In addition, please note the following:

#### **Applicant**

It has been noted that the company name shown as the applicant does not appear in this exact form on the Companies House website, so it is unclear whether or not it is a legal entity.

#### **Protection of Public Right of Way (Footpath 55)**

The block plan shows a portion of the adjacent Public Right of Way (Footpath 55) as being part of the curtilage of the proposed site. This is not mentioned by the applicant and there are no proposals to ensure the line and width of both the existing Right of Way and the Right of Way Improvement Plan route are safeguarded. As noted by the Countryside Officer, Footpath 55 requires protection along its length at the width recorded by Herts County Council (HCC). HCC Highways proposes a condition to protect its route, but the Parish Council understands it is not possible to attach conditions to this type of 'permission in principle' application. If so, this important route could not be protected.

#### **Conclusion**

The Parish Council believes that use of a 'permission in principle' application in this case may be inappropriate, as no conditions can be attached to any approval.

The proposed site has not been identified for development in the SNP or the draft Local Plan. It would contravene a number of approved planning policies (SNP D1, D2, D3, D4 (1) and (8), T3 and E2) as outlined above.

The Parish Council requests refusal of this application and that it be 'called in', should the Planning Officer be minded to recommend approval.

**1098** The Committee briefly discussed SADC's decision to approve planning application 5/2024/1567 8 Kingsmead, St Albans, Herts AL4 9JG despite objections submitted by Sandridge Parish Council.

#### **1099 Notifications made to planning enforcement**

There were none.

### **DATE OF NEXT MEETING**

The next meeting of the Planning Committee is **deferred until Monday 13<sup>th</sup> January 2025** at 2pm, at Marshalswick Community Centre.

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

**Chair .....**

**Date .....**