



Sandridge Parish Council

The Planning Committee met at 2.15pm on the 13th January at Marshalswick Community Centre

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

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

APOLOGIES: Councillor Mike White, Mary Ternouth, Luke Sieger

ABSENT:

PRESENT: No members of the public present

DECLARATIONS OF INTEREST: There was none.

1100 MINUTES

The minutes of the previous meeting held on 16th December 2024, having been previously circulated, were unanimously approved as a correct record.

1101 68 Langley Grove, Sandridge, Herts AL4 9DX Planning Application: 5/2024/1387

Following discussion, it was:

RESOLVED

Not to submit a comment.

1102 44 The Ridgeway, St Albans, Herts, AL4 9PS – Planning Application: 5/2024/1942

Following discussion, it was:

RESOLVED

To submit the following comments to SADC planning department:

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 build the first floor extension on the boundary line with Number 46 is unacceptable and contributes to the overdevelopment. 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.” The introduction of a gable end to the roof would be out of keeping with surrounding properties, which have retained the pitched roof style.

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 suitable condition to be imposed, ensuring that the grass verges and pavements are returned to their proper state on their completion.

1103 Notifications made to planning enforcement

There were none.

DATE OF NEXT MEETING

The next meeting of the Planning Committee is **3rd February 2025** at 2pm, at Marshalswick Community Centre.

There being no further business, the meeting closed at 2.33pm

Chair

Date