



## *Sandridge Parish Council*

The Planning Committee met at 2.00pm on the 3<sup>rd</sup> February 2025 at Marshalswick Community Centre

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

**OFFICER:** Emma Hostler, Deputy Clerk

**APOLOGIES:** There was none

**ABSENT:** Jenny Roberts, Luke Sieger

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

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

### **1104 MINUTES**

The minutes of the previous meeting held on 13<sup>th</sup> January 2024, having been previously circulated, were unanimously approved as a correct record.

### **1105 1 Bentsley Close, St Albans, Herts AL4 9PN Planning Application: 5/2024/2297**

Following discussion, it was:

#### **RESOLVED**

Not to submit a comment.

### **1106 1 Bentsley Close, St Albans, Herts, AL4 9PN – Planning Application: 5/2024/2299**

Following discussion, it was:

#### **RESOLVED**

To submit the following comments to SADC planning department:

Sandridge Parish Council recognises that the application has addressed the issues which led to the refusal of the previous application, but would like to reiterate our previous comments if St Albans District Council is minded to approve this application. These are as follows:

1. A construction management plan (CMP) should be required given the location of the property. The CMP should include the following:

- (i) Nothing should be done to block the access to Bentsley Spinney via the footpath adjacent to 1A Bentsley Close;
  - (ii) Work should be restricted to between 08:00 and 17:00 Monday to Friday due to proximity of other residential properties; and
  - (iii) All construction vehicles to be parked on the site, this is to ensure access is maintained at all times to the other properties in the close and for emergency vehicles.
2. A tree protection plan should be required to ensure that trees in Bentsley Spinney are not adversely affected.

**1107 1 Bentsley Close, St Albans, Herts, AL4 9PN – Planning Application: 5/2024/2300**

Following discussion, it was:

**RESOLVED**

To submit the following comment:

Sandridge Parish Council recognises that the application has addressed the issues which led to the refusal of the previous application but would like to reiterate our previous comments if St Albans District Council is minded to approve this application. These are as follows:

- 3. A construction management plan (CMP) should be required given the location of the property. The CMP should include the following:
  - (iv) Nothing should be done to block the access to Bentsley Spinney via the footpath adjacent to 1A Bentsley Close;
  - (v) Work should be restricted to between 08:00 and 17:00 Monday to Friday due to proximity of other residential properties; and
  - (vi) All construction vehicles to be parked on the site, this is to ensure access is maintained at all times to the other properties in the close and for emergency vehicles.
- 4. A tree protection plan should be required to ensure that trees in Bentsley Spinney are not adversely affected.

**1108 The Stables, Sandridge, Herts – Planning Application: 5/2024/1462**

Following discussion, it was:

**RESOLVED**

To submit the following comment:

Sandridge Parish Council recognises that this is the same application previously reviewed in September 2024, seeking outline permission with all matters reserved other than access. As previously stated, any future proposals should be in accordance with the policies of the Sandridge Neighbourhood Plan. At this stage, the Parish Council continues to strongly object to this outline planning application on several grounds where it conflicts with the Sandridge Neighbourhood Plan. For ease of reference our detailed objections are repeated below.

**Policy D2 Potential Development Land**

*Where a residential development proposal within the Metropolitan Green Belt does not comply with the exceptions set out in NPPF paragraph 145 (other than if it is specifically identified within the emerging Local Plan), it will not be supported.*

This site falls outside the Sandridge village Settlement Boundary as defined in Sandridge Neighbourhood Plan Policy D1.

The proposed site sits within the Green Belt.

The site is not one identified in either the Regulation 19 draft of the St Albans District Council's Local Plan or in the Sandridge Neighbourhood Plan.

With regard to the exemptions within NPPF Paragraph 145:

- e) this proposal is not 'limited infilling in villages' as it is situated outside the designated Settlement Boundary (Sandridge Neighbourhood Plan Policy D1)
- f) the development is not for affordable housing for local needs
- g) the proposed development will have a greater impact on the openness of the Green Belt than the existing development. It is noted that buildings will be up to 9 metres tall (See proposed 'Land Use & Building Heights Parameter' document)

The anticipated housing shown in the Design and Access Statement consists of 8 large detached family houses, of significant height. These are not the types of housing for which there is an identified need locally, as set out in Policy D2 clauses 1,2, and 3.

*D2 (4) A Construction Management Plan containing an appropriate level of detail for the size of development should be agreed in consultation with Sandridge Parish Council, prior to any development taking place, to minimise the impact on the local community. This will include statements on how the construction will be carried out including construction routes and how and when repairs to any infrastructure damage caused by the construction process will be rectified.*

The Parish Council notes that the site's front boundary sits well above the level of St Albans Road and the footway. Should St Albans District council be minded to approve this planning application, the Parish Council expects that a suitable Construction Management Plan will be negotiated, not least given the severe and unacceptable inconvenience caused to local residents and users of St Albans Road during the recent completion of the nearby Silver Barns development.

### **Policy D3 Provision of affordable housing for local people in perpetuity**

*In all developments which include the provision of affordable housing, the development will not be supported unless the affordable housing remains as affordable housing in perpetuity.* The Design and Access Statement on page 2 states that the development provides 'A range of single-family dwellings commensurate with local need.' It is clear that what is proposed is multi-bedroom luxury accommodation & not the social need dwellings identified in the Neighbourhood Plan.

As previously noted under Policy D2, were St Albans District Council to be minded to approve this application, the Parish Council expects that the type of housing will meet locally identified need. The detailed provisions in Policy D3 should be adhered to.

### **Policies D4 Housing Development and Building Guidelines (less than 10 dwellings) and D6 Sustainable Future Housing Design**

Should St Albans District Council be minded to approve this application, more detailed planning should ensure full compliance with the provisions of Policies D4 and D6.

### T3 Walking, Cycling and Recreational Travel

*All proposals for new development must take advantage of opportunities to increase, extend or upgrade existing multi-user off-road rights of way in line with the Hertfordshire County Council's Rights of Way Improvement Plan for St Albans City and District and the Database of Suggestions for Sandridge Parish. (See Figures 4 & 5).*

The scheme does not comply with the requirements of Policy T3 as it does not take 'advantage of opportunities to increase, extend or upgrade multi-user off-road rights of way in line with the Database of suggestions for Sandridge Parish.'

See, for example, Sandridge Neighbourhood Plan paragraph 5.74 Walking, Cycling and Recreational Travel Improvements Table – 1<sup>st</sup> item:

Measure	Justification
The creation and upgrading of stretches of existing rights of way. Examples include (1) from House Lane in Sandridge village through Jersey Farm Woodland Park parallel to St Albans Road to provide an offroad route between Sandridge village and North Marshalswick, and (2) along the southern side of House Lane from Sandridge village, extending parallel to or alongside House Lane with appropriate road crossing points until its intersection with Sandpit Lane.	This will provide safer and more attractive routes for residents to promote sustainable travel and leisure activities.

### Policy E1 Natural Environment, Biodiversity and Green Infrastructure

*Positive improvements to green infrastructure and a measurable net gain in biodiversity, by reference to DEFRA biodiversity metric, shall be achieved as a result of all development proposals other than householder applications.*

*Net gain calculations shall show a minimum of 10% improvement in the biodiversity units from the baseline score.*

The Design and Access Statement (DAS) does not appear to be fully relevant to the proposed development and does not demonstrate improvements to the green infrastructure on the site.

In addition to the removal of a number of trees and shrubs within the proposed development zone, page 13 of the DAS refers to building a more integrated community & shows 'shared allotments', 'community produce', 'countryside activities', 'shared play', 'green learning', 'community coppicing', 'dog walking' and 'cycle tracks'. None of these are proposed within the current development proposal.

The communal area at the back of the site is 'land locked' with no apparent access for owners on the development or to the community at large. The proposal therefore does not address Policy E1 '*mitigation and compensation measures*' in that it does not, for example, '*Expand the provision of open space and improve existing open spaces to serve the neighbourhood.*'

**1109 170 St Albans Road, St Albans, Herts AL4 9LP – Planning Application: 5/2024/1861**

Following discussion, it was:

**RESOLVED**

Not to submit a comment

**1110 Notifications Made to Planning Enforcement**

The Committee agreed a response to a complaint submitted by a resident regarding kerbside damage in front of 247 The Ridgeway, St Albans.

**DATE OF NEXT MEETING**

The next meeting of the Planning Committee is **24<sup>th</sup> February 2025 at 2pm**, at Marshalswick Community Centre.

There being no further business, the meeting closed at 2.48pm

**Chair** .....

**Date** .....