



Sandridge Parish Council draft

The Planning Committee met at 2.00pm on the 17th March 2025 at Marshalswick Community Centre

PRESENT: Councillors: Graham Leonard, John Hale, Julie 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: Cllr Ternouth declared an interest in planning application 5/2025/0018 Land to the Rear of 235 & 237 Sandpit Lane and absented herself during discussions of this item.

1125 MINUTES

The minutes of the previous meeting held on 24th February 2024, having been previously circulated, were unanimously approved as a correct record.

(Cllr Ternouth left the meeting at this point)

1126 Land to the rear of 235 & 237 Sandpit Lane, St Albans, Hertfordshire – Planning Application 5/2025/0018

Following discussion, it was:

RESOLVED

Sandridge Parish Council objects in the strongest possible terms to this request for the Variation of Condition 2 of the approved application. In our original submission (which is copied below) there were strong objections raised concerning the application being an overdevelopment of the site as well as being in contravention of a number of SADC Planning Policies, 69, 70 and 74 of the adopted Local Plan, with overlooking of neighbouring properties a major concern.

The approved dwellings were shown with limited detail and featured a pair of 4 bedroom detached houses, albeit with the fourth bedroom on the ground floor, and with a restricted first floor layout because of the sloping roof design. This new application seeks to expand the footprint of the building, increase its height, alter the roof design and create all four

bedrooms on the first floor. This substantial increase in bulk will exacerbate the issues previously raised, particularly overlooking.

Sandridge Parish Council expects this application to be refused and, if the developer wishes to proceed, then it should be the subject of a full planning application. As the developer already has permission for two dwellings there can be no argument that this application will help meet housing targets; it merely represents a way of circumventing the planning system as the original application is unlikely to have been approved with dwellings of this size.

This application is being called in by two District Councillors for this ward and the Parish council fully supports this action.

Previous Parish Council response to this application:

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

(Cllr Ternouth returned to the meeting at this point)

1127 38 Briar Road, St Albans, Hertfordshire AL4 9TI – Planning Application: 5/2024/2212

Following discussion, it was:

RESOLVED

Sandridge Parish Council note that this revised application has made a good attempt to address the reasons for refusal of the original plan and have no substantial objections. However, we wish to point out that it was difficult to fully assess the new application as the Design and Access Statement was not fully loaded onto the website, just the opening page was available for review. If the planners are minded to approve this application, then we would request that the following conditions should be applied: The materials used should closely match those of the surrounding dwellings and that a plan to protect any hedgerow and trees should be forthcoming before work commences.

(Subsequent to the meeting the full Design and Access Statement was made available by SADC and the Parish Council submitted a minor amendment to the above statement to acknowledge this.)

1128 12 Eagle Way, St Albans, Herts, AL4 OLN – Planning Application: 5/2025/0072

Following discussion, it was:

RESOLVED

Not to submit a comment.

1129 Harefield, House Lane, Sandridge, Hertfordshire AL4 9EG – Planning Application: 5/2024/2195

Questions were asked and points raised by Cllr Oakley. Following further discussion, it was:

RESOLVED

Not to submit a comment.

1130 Land off Sandridgebury Lane and between the Railway and Harpenden Road, St Albans, Hertfordshire – Planning Application: 5/2024/2271

Following discussion, it was:

RESOLVED

Not to submit a comment.

1131 114 Osprey Drive, St Albans, Hertfordshire AL4 0LU – Planning Application: 5/2025/0264

Following discussion, it was:

RESOLVED

Sandridge Parish Council raised an objection to the previously approved application (5/2024/1504) **which failed to appear in the officer's report** on the application, as follows:

"The proposed extension due to its scale does not comply with Sandridge Neighbourhood Plan policy D4 (3), which requires that the scale and height is in keeping with existing and adjacent buildings."

Given that this application seeks to add a second storey to parts of the approved plan we consider our objection is still valid and should be considered when assessing this application.

1132 29 Queen's Crescent, St Albans, Herts AL4 9QG – Planning Application: 5/2025/0259

Following discussion, it was:

RESOLVED

Not to submit a comment.

1133 14 Stanton Close, St Albans, AL4 9HT – Planning Application: 5/2025/0283

Following discussion, it was:

RESOLVED

Not to submit a comment.

1134 Notifications Made to Planning Enforcement

There was none.

DATE OF NEXT MEETING

The next meeting of the Planning Committee is **7th April 2025 at 2pm**, at Marshalswick Community Centre.

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

Chair

Date