



## ***Sandridge Parish Council***

The Planning Committee met at 2.00pm on the 18<sup>th</sup> August 2025 at Marshalswick Community Centre

**PRESENT:** Councillors: Graham Leonard (Chair), John Hale, Mary Ternouth, Mike White and June Reid

**OFFICER:** Emma Hostler, Deputy Clerk

**APOLOGIES:** There was none

**ABSENT:** Councillor Julie Oakley

**ALSO PRESENT:** A member of the public was present

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

### **1197 MINUTES**

The minutes of the previous meeting held on 21<sup>st</sup> July 2025, having been previously circulated, were unanimously approved as a correct record.

### **1198 Land adjacent to Sandridge Garage, Sandridgebury Lane, Herts – Planning Application 5/2025/1218**

The Committee addressed concerns raised by a member of the public present regarding this application and advised on how to object. Following further discussion amongst members it was;

#### **RESOLVED**

To submit the following comment:

Sandridge Parish Council (SPC) object to this application for outline planning permission as it is in conflict with the Sandridge Neighbourhood Plan on a number of levels.

The Plan clearly defines the village envelope and this development would lie outside the village limits and therefore would be entirely within the Green Belt. We would challenge the applicant's assertion that this field is, in fact, "grey belt" land, which would justify its development. Furthermore, this area was not one identified in the Plan as development land. In these respects, the proposal is in direct conflict with Policy D1, Settlement Boundary.

However, if the Council Planning Department is nevertheless minded to approve this application, and in response to the significant concerns expressed by village residents, SPC would like the following proposals to be included in order to mitigate the impact of the said development:

The following proposals fall within the requirements of the Neighbourhood Plan with respect to Sustainable Development; Policy T1 – ‘Traffic Congestion and Road Safety’, Policy T2 – ‘Public Transport (Buses) and Policy T3 – ‘Walking, Cycling and Recreational Travel (Active Travel)’.

1. Establish a bridle way to connect Jersey Lane, where it exits onto House Lane, with the village High Street using land owned by the County Council, thereby establishing a safe walking/cycling route from the village to the Jersey Farm estate and shopping area/community centre.
2. Improvements to the bus services along St Albans Road/High Street in terms of frequency, reliability and availability of real time information.
3. Enhance the safety for pedestrians/cyclists by installing a formal Zebra crossing point adjacent to St. Leonard’s church/Sandridgebury Lane. This would connect with the proposed safe access to the proposed development.
4. A significant contribution towards traffic calming measures through the village, for example the installation of traffic lights at the House Lane/High Street junction.
5. Enhancement of the facilities at Spencer Hall.

SPC would also support the ‘Call in’ to committee of this application should a relevant District Councillor deem this appropriate.

**1199 2 Blackthorn Close, St Albans, Herts, AL4 9RP – Planning Application 5/2025/1225**

Following discussion, it was:

**RESOLVED**

Not to submit a comment

**1200 3 Westfield Court, St Albans, Herts, AL4 9JN – Planning Application 5/2025/1293**

Following discussion, it was:

**RESOLVED**

To submit the following comment:

Sandridge Parish Council (SPC) object to this proposal for a two storey front extension as it believes that this constitutes overdevelopment of the site contrary to Policy D4 (3) – ‘The scale and height is in keeping with existing and adjacent buildings’. SPC also believes that the proposal is contrary to Policy D4 (4) ‘New developments and extensions including a new bedroom should provide off-road car parking with a minimum of two spaces’. The proposed additions to the rear of the building are acceptable.

**1201 5 Holborn Close, St Albans, Herts, AL4 9YG – Planning Application: 5/2025/1294**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1202 1 Wheat Close, St Albans, Herts, AL4 9NN – Planning Application: 5/2025/1356**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1203 21 Woodfield Way, St Albans, Herts, AL4 9RY – Planning Application: 5/2025/1330**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1204 10 Hazlemere Road, St Albans, Herts, AL1 9RW – Planning Application: 5/2025/1363**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1205 17 Harrier End, St Albans, Herts, AL4 0LD – Planning Application: 5/2025/1357**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1206 40 Runcie Close, St Albans, Herts, AL4 9AX – Planning Application: 5/2025/1405**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1207 5 Belgrave Close, St Albans, Herts, AL4 9TP – Planning Application: 5/2025/1440**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**1208 Shottfield Close Development, Sandridge, Herts**

The Committee discussed suggestions to be submitted to the developer for local improvements to be undertaken from funds arising should a planning application be approved at a future date. This does not constitute approval on the part of the parish council to any future application. An application has not yet been submitted and a view from the parish council has not yet been formed. It was:

**RESOLVED**

That Councillor Leonard will draft a list of suggestions for agreement with the Committee and to be submitted to the developer.

**1209 Oaklands/Taylor Wimpey Phase 2 Development**

The Committee discussed an initial response to the proposal received from the developers for a community building. It was:

**RESOLVED**

That Councillor Leonard will draft a response to the plan received from Oaklands/Taylor Wimpey, for agreement with other members of the Committee, and which will be presented to Full Council for review before submitting to Oaklands/Taylor Wimpey.

**1210 Notifications made to planning enforcement**

There were none made.

**DATE OF NEXT MEETING**

The next meeting of the Planning Committee is scheduled for **1<sup>st</sup> September 2025 at 2pm**, at Marshalswick Community Centre.

There being no further business, the meeting closed at 15.48pm

**Chair** .....

**Date** .....