



Sandridge Parish Council

The Planning Committee met at 2.00pm on the 13th October 2025 at Marshalswick Community Centre

PRESENT: Councillors: Graham Leonard (Chair), Mary Ternouth, John Hale, Julie Oakley, June Reid

OFFICER: Emma Hostler, Deputy Clerk

APOLOGIES: Councillor Mike White

ABSENT: None

DECLARATIONS OF INTEREST: There was none.

1227 MINUTES

The minutes of the previous meeting held on 24th September 2025, having been previously circulated, were unanimously approved as a correct record.

1228 26A Highfield Road, Sandridge, AL4 9BX – Planning Application 5/2025/1546

Following discussion, it was:

RESOLVED

Not to submit a comment.

1229 13 Sherwood Avenue, St Albans, Herts AL4 9QJ– Planning Application 5/2025/1627

Following discussion, it was:

RESOLVED

Not to submit a comment.

1230 7 Middlefield Close, St Albans, Herts, AL4 9RZ – Planning Application: 5/2025/1597

Following discussion, it was:

RESOLVED

Not to submit a comment.

1231 39 Eagle Way, St Albans, Herts AL4 0LH – Planning Application 5/2025/1611

Following discussion, it was:

RESOLVED

Not to submit a comment.

1232 61 Harness Way, St Albans, AL4 9HB – Planning Application 5/2025/1626

Following discussion, it was:

RESOLVED

Not to submit a comment.

1233 68 Windmill Avenue, St Albans, Herts AL4 9SN – Planning Application 5/2025/1692

Following discussion, it was:

RESOLVED

Not to submit a comment.

1234 Land to the Rear of Shottfield Close, Sandridge, Herts – Planning Application 5/2025/1556

Following the Full Council meeting on 8th October the Planning Committee agreed to draft a formal response on behalf of the Council to a request from SADC to submit ideas for potential S106 funding projects arising from this development. A number of ideas were agreed and Cllr Leonard will draft a response. *This has since been agreed and submitted to SADC by email on 14th October 2025.*

Following discussion on the planning application, it was:

RESOLVED

To submit the following objection:

Land to the Rear of Shottfield Close, Sandridge, Herts – Planning Application 5/2025/1556

Sandridge Parish Council strongly object to this proposal to build on the land adjacent to Shottfield Close. This agricultural field lies outside the recognised village envelope and therefore constitutes Green Belt land and hence no building should be allowed. This application therefore clearly contradicts Policy D1, Settlement Boundary, of the Sandridge Neighbourhood Plan. The proposed site for this development would also result in clear encroachment on to open countryside, contravening the third purpose of the Green Belt. (See in addition Policy E2 and Fig 13 of Sandridge Neighbourhood Plan.)

The Parish Council also has concerns over the presence of the 'bromate plume' and whether this development could disturb this, the need for better transport links/bus service and the increased traffic movements that this development would create. There do not appear to be substantive proposals to mitigate these significant local concerns or to meet the requirements of Policies T1, T2 and T3 of the Sandridge Neighbourhood Plan.

In the absence at this stage of any detailed description of what would actually be built, it is impossible to assess compliance with other key policies of the Sandridge Neighbourhood Plan at this time. Should the Planning Department be minded to approve this application despite this objection, therefore, we would wish to ensure that the requirements of Policies D2 (Type of homes to be built/Construction Management Plan agreed with the Parish Council) D3 (Provision of Affordable Housing for Local People in Perpetuity), Policies D4 and D5 (Housing Development and Building Guidelines) and D6 (Sustainable Future Housing Design), of the Neighbourhood Plan are enforced.

Again, if the Planning Department are minded to approve this application, then the Parish Council have also considered a number of conditions/mitigations which we would like to see in any approval, as detailed below:

Given the increased traffic flow that this development and that proposed for the field off Sandridgebury Lane, behind the Green Man Public House, would inevitably generate, Sandridge Parish Council have significant concerns for both pedestrian and driver safety and increased local traffic congestion at peak hours. We would therefore like to put forward the following proposals for consideration for funding to encourage Active Travel and enable pupils to access the local schools, particularly secondary schools, by foot/cycle. These 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’ 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 and Sandringham School. It would also provide a safe link between Jersey Lane and Footpath 55.
2. Enhance the safety for pedestrians/cyclists by installing formal Zebra crossing points adjacent to St. Leonard’s church/Sandridgebury Lane and/or across House Lane to enable access to Footpath 55 and Jersey Lane.
3. As an alternative, to contribute towards traffic calming measures through the village, would be the installation of traffic lights at the House Lane/High Street/Sandridgebury Lane junction.
4. Contributions towards improving the bus services available to village residents to promote and enable increased usage.

Finally, as we are aware of the probable availability of Section 106 funding Sandridge Parish Council would like confirmation that this money would be allocated solely to projects supporting Sandridge village and not syphoned off to other areas. Examples of such spend include the following:

1. Play Areas : Upgrade/Improve existing equipment with potentially new apparatus for the two playgrounds in this catchment area at both Spencer Meadow and St. Leonard’s play areas.
2. Parks & Open Spaces : There are significant parks/open spaces at both of the playgrounds mentioned above and any enhancement of the facilities they offer would be welcome.
3. Leisure & Cultural Centres : Marshalswick Community Centre, which is owned by the Parish Council and used on a hire basis by local organisations and community groups, would benefit from refurbishment to both the fabric of the building and interior facilities. For example, new exterior cladding and windows to improve insulation and energy efficiency, or new kitchen fittings, which may lead to a long-term increase in hirers.

DATE OF NEXT MEETING

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

There being no further business, the meeting closed at 14.57pm

Chair

Date