



## *Sandridge Parish Council*

The Planning Committee met on Monday 14<sup>th</sup> August 2023 at 2pm in Marshalswick Community Centre

**PRESENT:** Councillors: June Reid, John Hale (Chair of this meeting), Jenny Roberts, Mary Ternouth, Julie Oakley

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

**APOLOGIES:** Councillors: Luke Sieger, Graham Leonard

**ABSENT:** -

A member of the public was present.

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

**896** The minutes of the previous meeting held on 24<sup>th</sup> July, having been previously circulated, were unanimously approved as a correct record.

**897** The Committee noted the amended Terms of Reference had been approved by Full Council.

**898 8 Westfield Court, St Albans AL4 9JN 5/2023/1522**  
Following discussion, it was:

**RESOLVED:**

To submit the following comment to the SADC planning department;

**Sandridge Parish Council objects to this planning application and is requesting that this application be called in if Planning Officers are minded to recommend approval.**

Please note that the plans submitted are inaccurate in that they indicate that a single storey extension already exists on the site, whereas this has not in fact been constructed. The grounds for the objection centre on the close proximity of the proposed extension to a stand of veteran hornbeam trees in the garden of a neighbouring property (5 Buxton Close).

## 1. Ecological impact

**SADC Policy 106 (Nature Conservation)** clearly states that the Council will take into account ecological factors when considering an application and will refuse proposals which could adversely affect any site supporting species protected by the Wildlife and Countryside Act 1981.

The application is also contrary to **Sandridge Parish Council Neighbourhood Plan Policy E1 (Natural Environment, Biodiversity and Green Infrastructure)** which states that developments should '*Protect and enhance biodiversity through, for example, the conservation of existing site boundaries and features such as bird/bat boxes.*' And '*Retain mature or important trees, groups of trees or woodland on-site.*'

There is evidence that these trees are also home to a protected species in the form of bat roosts. The presence of bats has been evidenced by observation and by use of a hand-held bat detector, indicating more intensive activity around the area of these trees, suggesting roosts. The proposed works would adversely affect the bat population.

## 2. Landscaping and Tree Preservation

The application is contrary to **SADC planning policy 74 (i) (Landscaping and Tree Preservation)** in particular clause c) which states that '*trees shall not normally be severely topped or lopped, or endangered by construction work or underground services. In addition, buildings shall not be sited where they are likely to justify future requests for tree felling or surgery for reasons of safety, excessive shading, nuisance or structural damage.*'

The applicant states that there is no intention to lop or fell trees, but there is no supporting arboricultural survey or impact assessment. The proximity of the proposed extension would suggest that lopping or tree reduction would be inevitable during construction. The foundations of the extension would be within an estimated 1-2 metres of the hornbeam tree trunks in places, so would inevitably create significant root damage and de-stabilise the trees. If they survive, there could also be longer term claims of safety risk, and about subsidence or shading leading to requests in the future for felling.

## 3. Green Spaces

The application is contrary to **SADC planning policy 75 (Green Spaces within Settlements)** in particular clause (ii) '*the proposed development would destroy the character of any remaining urban green space, or the environment of the surrounding area, or the strategic function of any open land with which the site is associated;*' and (iv) '*the integrity and value of green chains such as watercourses and disused railway lines are maintained and whether there are opportunities to strengthen such chains.*'

The site is adjacent to Jersey Lane and would have an adverse impact on the character of the lane. In addition, as an important part of the character of the Parish, particularly valued by the community, Jersey Lane is designated as a Local Green Space within **Sandridge Neighbourhood Plan Policy E3 (Local Green Spaces)**.

### 899 24 Rose Walk, St Albans AL1 9AF – Planning Application 5/2023/1321

Following discussion, it was:

#### **RESOLVED**

Not to submit a comment.

- 900 17 Wheatleys, St Albans AL4 9UE – Planning Application: 5/2023/1512**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 901 157 St Albans Road, AL4 9LN – Planning Application 5/2023/1524**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 902 20 High Street, Sandridge AL4 9DY – Planning Application 5/2023/0718**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 903 20 High Street, Sandridge AL4 9DY – Planning Application: 5/2023/0850**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 904 9 Kingsmead, St Albans AL4 9JG – Planning Application 5/2023/1555**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 905 122 Langley Grove, Sandridge AL4 9DY – Planning Application: 5/2023/1574**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 906 17 Harefield Place, St Albans AL4 9JQ – Planning Application 5/2023/1605**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 907 82 Eagle Way, St Albans AL4 0LN – Planning Application 5/2023/1589**  
Following discussion, it was:
- RESOLVED:**  
Not to submit a comment.
- 908 8 Milvus Close, St Albans AL4 0LJ – Planning Application: 5/2023/1590**  
Following discussion, it was:

**RESOLVED:**

Not to submit a comment.

**909 Land rear of Ardens Rise, House Lane – Planning Application 5/2023/1479**

Following discussion, it was:

**RESOLVED:**

Not to submit a comment.

**DATE OF NEXT MEETING**

**The next meeting of the Planning Committee is on Monday 4<sup>th</sup> September at 2pm, at Marshalswick Community Centre.**

**There being no further business, the meeting closed at 3.30pm.**

**Chair .....**

**Date .....**