



## *Sandridge Parish Council draft*

The Planning Committee met at 2pm on the 29<sup>th</sup> April 2024 at Marshalswick Community Centre

**PRESENT:** Councillors: Graham Leonard, Mary Ternouth, June Reid, Julie Oakley

**OFFICER:** Emma Hostler, Deputy Clerk

**APOLOGIES:** Councillors: John Hale, Jenny Roberts

**ABSENT:** Councillor Luke Sieger

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

**986** The minutes of the previous meeting held on 8<sup>th</sup> April 2024, having been previously circulated, were unanimously approved as a correct record.

**987 14 Queen's Crescent, St Albans, Hertfordshire AL4 9QG – Planning Application: 5/2024/0614**

Following discussion, it was:

### **RESOLVED**

To submit the following comments to St Albans District Council's Planning Department:

Sandridge Parish Council fully supports the recommendations set out in the report from Hertfordshire LEADS that the site and structure are subjected to a Preliminary Roost Assessment (PRA) to identify the potential of the structure to support roosting bats prior to any planning determination as there are mature trees in the vicinity. Should evidence of bats be shown then the appropriate activity surveys should also be conducted. This would be in accordance with the principles expressed in Policy E1 of Sandridge Neighbourhood Plan to 'protect and enhance biodiversity'.

Although the proposed extension is a considerable increase in the size of the property the Parish Council has no objections to this application, per se.

**988 9 Woodfield Way, St Albans, Hertfordshire AL4 9RY – Planning Application: 5/2024/0543**

Following discussion, it was:

### **RESOLVED**

Not to submit a comment.

**989 23 Bolingbrook, St Albans, Hertfordshire AL4 9NP – Planning Application:  
5/2024/0531**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**990 Ardens Rise, House Lane, St Albans, Hertfordshire AL4 9DL – Planning Application:  
5/2024/0535**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**991 20 Kingshill Avenue, St Albans, Hertfordshire AL4 9QD – Planning Application:  
5/2024/0479**

Following discussion, it was:

**RESOLVED**

Not to submit a comment.

**992 2 Slimmons Drive, St Albans, Hertfordshire AL4 9AS – Planning Application:  
5/2024/0627**

Following discussion, it was:

**RESOLVED**

That Sandridge Parish Council strongly objects to this proposed planning application on several grounds where it is in conflict with the Sandridge Neighbourhood Plan, as follows.

Policy D4 (3), Housing Development and Building Guidelines which requires the scale and height of development to be in keeping with adjacent buildings. This development would result in a rectangular building with a flat roof which, although not as high as the ridge of Number 45 Runcie Close, would still be overbearing and not in keeping with its neighbours. Furthermore, the design of the proposed extension will result in significant overlooking of No. 45 and so all windows on the north of the side of the extension at first floor level should be of obscured glazing and not be capable of opening below 1.8 m above internal floor level.

Policy D4 (9), New developments to be integrated with existing developments, reflecting the character of the frontage of nearby properties. The proposal to move away from a pitched roof to a much higher flat roof, moves this building even further away from the character of neighbouring properties, which is in direct contrast to the requirements of Policy D4 (9). Finally, the construction of this larger building is likely to have a detrimental effect on the efficiency of the solar panels which have been installed at 45 Runcie Close, as this higher structure lies to the south of Number 45 and will therefore cast more shadow over the panels than is currently experienced. Thus, the development runs counter to the principles expressed in Policy D6 (Sustainable Future Housing Design) and Policy E1 (Positive improvements to green infrastructure) of Sandridge Neighbourhood Plan.

**DATE OF NEXT MEETING**

**The next meeting of the Planning Committee is on Monday 20<sup>th</sup> May at 2pm, at Marshalswick Community Centre.**

**There being no further business, the meeting closed at 14:36pm.**

**Chair .....**

**Date .....**