



Sandridge Parish Council draft

The Planning Committee met at 2pm on the 10th June 2024 at Marshalswick Community Centre

PRESENT: Councillors: Graham Leonard, John Hale, Mary Ternouth, June Reid, Jenny Roberts

OFFICER: Emma Hostler, Deputy Clerk

APOLOGIES: Councillor: Mike White

ABSENT: Councillors: Luke Sieger, Julie Oakley

DECLARATIONS OF INTEREST:

1005 TO ELECT A CHAIR

It was proposed by Cllr Hale and seconded by Cllr Roberts that Cllr Leonard be elected as Chair. It was unanimously;

RESOLVED

That Cllr Leonard be elected Chair of the Planning Committee.

1006 TO ELECT A VICE CHAIR

It was proposed by Cllr Leonard and seconded by Cllr Reid that Cllr Hale be elected as Vice Chair. It was unanimously;

RESOLVED

That Cllr Hale be elected as Vice Chair of Planning Committee.

1007 MINUTES

The minutes of the previous meeting held on 20th May 2024, having been previously circulated, were unanimously approved as a correct record.

1008 5 Taylor Close, St Albans AL4 9YB – Planning Application: 5/2024/0772

Following discussion, it was:

RESOLVED

Not to submit a comment.

1009 3 Woodfield Way, St Albans AL4 9RY – Planning Application: 5/2024/0809

Following discussion, it was:

RESOLVED

Not to submit a comment.

1010 15 Sherwood Avenue, St Albans AL4 9QJ – Planning Application: 5/2024/0580

Following discussion, it was:

RESOLVED

Not to submit a comment.

1011 20 Sherwood Avenue, St Albans, AL4 9QL – Planning Application: 5/2024/0825

Following discussion, it was:

RESOLVED

Not to submit a comment.

1012 40 Ardens Way, St Albans, AL4 9UJ – Planning Application: 5/2024/0833

Following discussion, it was:

RESOLVED

Sandridge Parish Council has previously objected to this proposed extension, which contravenes several aspects of the Neighbourhood Plan. There are minimal changes in the revised proposal, which has only increased the gap to number 42 Ardens Way with no other changes. Sandridge Parish Council therefore considers that the revision has failed to address the reasons for refusal, and would reiterate our previous objection, which is detailed below;

Sandridge Parish Council have a number of objections to this proposed extension, which contravenes the Sandridge Neighbourhood Plan in several respects, as detailed below. The proposal is considered to be overdevelopment of the site in contravention of Policy D4 (3) Housing Development and Building Guidelines “The scale and height is in keeping with existing and adjacent buildings.” The proposal to create a dormer in the roof extending the length of the building, together with the introduction of a gable end to the building is considered to be overdevelopment of the site. The proposal has a significant effect on the street scene in contravention of Policy D4 (9) of the local Plan, “New development to be integrated with existing developments, reflecting the character of the frontage of nearby properties.” The significant change in roof style from hipped to gable end would stand in stark contrast to the roof on the adjoining property, and also other properties in the immediate neighbourhood. The Parish Council would also expect that, if approved, the extension should comply with Policy D4 (2) of the Local Plan, Housing Development and Building Guidelines, “New development, improvements or extensions to existing buildings must take into account, and reflect, the distinctive area characteristics in terms of the design and materials used.” Finally, in accordance with Policy D4 (13) “Where footways, pavements and grass verges are to be retained after construction, a commitment to provide evidence that all footways, pavements and grass verges are returned to similar or better condition than before works commenced”, Sandridge Parish Council would expect a condition to be imposed concerning the grass verges and pavements in this narrow road, which should be protected during construction works and returned to their proper state on their completion.

1013 62 Eagle Way, St Albans, AL4 0LN – Planning Application: 5/2024/0891

Following discussion, it was:

RESOLVED

Not to submit a comment.

1014 27 Marten Gate, St Albans, AL4 9NB – Planning Application: 5/2024/0777

Following discussion, it was:

RESOLVED

Not to submit a comment.

1015 19 and 21 Marten Gate, St Albans, AL4 9NB – Planning Applications 5/2024/0920 and 5/2024/0918

Following discussion, it was:

RESOLVED

Not submit a comment.

DATE OF NEXT MEETING

The next meeting of the Planning Committee is on Monday 1st July at 2pm, at Marshalswick Community Centre.

There being no further business, the meeting closed at 2:27pm.

Chair

Date