



Sandridge Parish Council draft

The Planning Committee met at 2pm on the 22nd July 2024 at Marshalswick Community Centre

- PRESENT:** Councillors: Graham Leonard, John Hale, Mary Ternouth, June Reid, Mike White
- OFFICER:** Rebecca Pannese – Projects, Amenities and Community Engagement Officer
- APOLOGIES:** Councillor: Julie Oakley, Jenny Roberts
- ABSENT:** Councillors: Luke Sieger

DECLARATIONS OF INTEREST: There was none.

1028 MINUTES

The minutes of the previous meeting held on 22nd July 2024, having been previously circulated, were unanimously approved as a correct record.

1029 27 Sherwood Avenue, St Albans, Herts AL4 9QL – Planning Application: 5/2024/1077

Following discussion, it was:

RESOLVED

Not to submit a comment.

1030 98 Osprey Drive, St Albans – Planning Application: 5/2024/1089

Following discussion, it was:

RESOLVED

Not submit a comment.

1031 79 Windmill Avenue, St Albans, AL4 9SH – Planning Application: 5/2024/1113

Following discussion, it was:

RESOLVED

Not to submit a comment.

1032 23 Windmill Avenue, St Albans, AL4 9SH – Planning Application: 5/2024/1072

Following discussion, it was:

RESOLVED

Sandridge Parish Council object to this proposal as being an over-development of the site; the proposed extension would be in conflict with two specific policies of the Sandridge Neighbourhood Plan.

Policy D4 (2) 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.

Policy D4 (3) Housing Development and Building Guidelines. The scale and height is in keeping with existing and adjacent buildings.

In summary, the proposed development, by reason of the increase in bulk, scale, design and roof form, would result in an adversely prominent building that would appear as an incongruous addition within the street scene, a row of single storey houses, and therefore result in significant harm to the existing character and appearance of the locality.

1033 20 Sherwood Aveune, St Albans, AL4 9QI – Planning Application: 5/2024/0825

Following discussion, it was:

RESOLVED

Not to submit a comment.

1034 3 Woodfield Way, St Albans, AL4 9RY – Planning Application: 5/2024/1196

Following discussion, it was:

RESOLVED

To discuss this application at the next meeting pending on potential objections being made by neighbouring properties.

**1035 Land at Hatfield Aerodrome, Off Hatfield, Herts, St Albans, AL4 OLU
Appeal: APP/M1900/W/24/3346607**

Following discussion, it was:

RESOLVED

To submit the following statement;

Sandridge Parish Council reiterates its objection to the above development and support of the decision of Hertfordshire County Council to refuse the application as set out in their decision notice dated 12 January 2024. The Parish Council in particular objects to:

Loss of Green Belt

The Parish Council considers the development to be inappropriate for the Green Belt. In particular, the infrastructure to support the quarry will have a long-term impact on the openness of the Green Belt. There are no very special circumstances to outweigh the harm to the Green Belt by reason of inappropriateness and any other harm. The proposal is thereby contrary to the NPPF (paragraphs 139, 140, 147, 148)

Landscape character and visual amenity

The site is a Country Park and includes pockets of woodland and other habitats. The need to build bunds and roads on the site, together with the loss of trees and other vegetation on and around the site, will damage the character and visual amenity of site.

Biodiversity

Having been a Country Park, albeit without the required trust having been put in place, for over 20 years the site is biodiverse with a wide range of trees and other plants. As such it has a diverse range of animals present. The proposed development would destroy that biodiversity with no guarantee that it would be replaced in 50 plus years once the quarrying has finished. The county council is currently consulting on a Local Nature Recovery Strategy, this site should be a positive part of that strategy and not something that has to be compensated for.

Public access

The site is not only a Country Park used by residents for leisure pursuits, it also serves as a alternate route to the A1057 for pedestrians and cyclists. We trust the Inspector will observe the volume and speed of traffic on the A1057 and the lack of provision for pedestrians and cyclists. The proposal would result in the loss of public access over a substantial period of time to Ellenbrook Fields due to areas being excluded for mineral working and associated activities and the amenity of users of areas with public access would be adversely affected. Unlike other applications for quarries this application would result in the loss of large parts of a country park for significant periods of time.

Vehicle movements

The quarry will generate additional HGV movements on the A1057, a road that is already busy. In addition, the Parish Council is concerned that HGVs will not adhere to any requirements as to routes to be used to access the quarry site putting additional pressure on residential areas. We are also concerned about the impact on air pollution of the additional traffic movements, as well as the dust generated by the quarrying operations.

Groundwater

As set out in the decision notice, the proposals do not demonstrate that the existing hydrogeological flow regime would not be adversely affected during mineral workings, and that the risks to groundwater from disturbance of the bromate plume can be adequately managed and mitigated. The proposal is thereby contrary to Minerals Policy 17 (iv) (Criteria for the Control of Mineral Development to Protect Critical Capital and Other Environmental Assets) and the site specific considerations for Preferred Area 1 of the Hertfordshire Minerals Local Plan 2007 and the NPPF (paragraph 174 (e)).

Residents are concerned about the potential impact on the bromate plume and any consequential contamination of local drinking water.

For the above reasons, Sandridge Parish Council asks that the appeal is denied and the decision to refuse upheld.

Following discussion on the current applications, several recent SADC planning decisions were brought to the Committee's attention:

5/2024/0627 2 Slimmons Drive – SPC objected, using D4(3), D4(9), D6 and E1. Planning Officer refusal included D4 and D6, (Application had been called in if officer minded to approve).

5/2024/0833 40 Ardens Way – SPC reiterated its previous objection to this revised application using D4(3) and (9). Planning officer failed to mention Sandridge Neighbourhood Plan (SNP) in the Guidance section and said that the scale and character was in compliance with SNP D4. However, reason for refusal was given as ‘scale, height, bulk and proximity to the boundary of the two storey side and rear extension would result in an unacceptable overbearing impact on the occupiers of no.42’.

5/2024/0724 178 The Ridgeway – SPC submitted an objection querying whether there was adequate car parking space as per D4(4). Officer decided there would be sufficient parking but refused the application on the basis that ‘the two storey rear extension would be out of keeping with the character and appearance of the dwelling and the locality’ (did not quote D4(2) or (3)).

DATE OF NEXT MEETING

The next meeting of the Planning Committee is on Monday 12th August at 2pm, at Marshalswick Community Centre.

There being no further business, the meeting closed at 3:07pm.

Chair

Date