

**PLANNING
COMMITTEE**

Discussion was undertaken by the Planning Committee on Thursday 14th October 2021 at 1.00pm in Jersey Farm Community Centre

PRESENT: Councillors: Claudio Duran (Chair), Graham Leonard, Lyn Bolton, June Reid, John Hale, Neil Harris, John Newton-Davies

OFFICER: Martine MacRae

APOLOGIES: John Foster

DECLARATIONS OF INTEREST There were none.

The minutes of the previous meeting held on 23rd September 2021, having been previously circulated, were approved as a correct record.

580 Thrive Homes - affordable housing proposal in Sandridge

Following discussion it was:

RESOLVED

To write to the developer referring to the Neighbourhood Plan. Policy D1 of the plan sets out the Sandridge village boundary within which developments might be considered. The site they have contacted us about lies outside the boundary and therefore development on that site would be contrary to that policy. Also, the site is in the Green Belt and therefore, unless exceptional reasons exist, development should not be permitted.

581 248 The Ridgeway, St Albans - Planning Application: 5/2021/2676

Following discussion it was:

RESOLVED

Not to make any objections.

582 Land rear of 213 The Ridgeway, St Albans – Planning Application: 5/2021/2662

Following discussion it was:

RESOLVED

To comment that Sandridge Parish Council oppose this application as it appears to be in contravention of the plans approved by the Planning Inspector on appeal (Drawing Number No.19/1274/01A) in terms of the proposed construction (Drawings numbered 21V1101 Floor Plans and 21V1102 Elevations) in this application. The correct plans should be followed and the Enforcement Department must keep on top of the build to ensure that the correct plans are followed.

583 Land between Hopkins Crescent and the former Baptist Chapel, Sandridge - Planning Application: 5/2021/2091

Following discussion it was:

RESOLVED

Not to make any objections.

- 584 8 Osprey Drive, St Albans - Planning Application: 5/2021/2699**
Following discussion it was:
RESOLVED
Not to make any objections.
- 585 43 St Albans Road, St Albans – Planning Application: 5/2021/2724**
Following discussion it was:
RESOLVED
Not to make any objections.
- 586 45 Runcie Close, St Albans – Planning Application: 5/2021/2771**
Following discussion it was:
RESOLVED
Not to make any objections.
- 587 45 Runcie Close, St Albans – Planning Application: 5/2021/2772**
Following discussion it was:
RESOLVED
Not to make any objections.
- 588 9 Wendover Close, St Albans – Planning Application: 5/2021/2776**
Following discussion it was:
RESOLVED
Not to make any objections.
- 589 15 Belsize Close, St Albans – Planning Application: 5/2021/2778**
Following discussion it was:
RESOLVED
Not to make any objections.
- 590 2 Summerlands Road, St Albans – Planning Application: 5/2021/2805**
Following discussion it was:
RESOLVED
Not to make any objections.
- 591 2A Downes Road, St Albans – Planning Application: 5/2021/1857**
Following discussion it was:
RESOLVED
To reiterate Sandridge Parish Council’s previous comment that, as this infill development already occupies a significant part of the plot, the proposed extension over three floors represents an overdevelopment of the site and would lead to an invasion of privacy of the neighbouring properties particularly with regard to the large first floor balcony and the plethora of Juliet balconies to the rear of the property. Furthermore, Sandridge Parish Council also consider that the amendments proposed by the applicant will have minimal effect with regard to alleviating our previous concerns. In addition, which-ever way the Officers decide, this application should be called in to ensure that all reasons for refusal

are included in the judgement, if that is the determination. The three ward District Councillors will be approached with regard to the call-in.

DATE OF NEXT MEETING

The next meeting of the Planning Committee has been arranged for Thursday 14th October 2021 at 12noon, at Jersey Farm Community Centre.

There being no further business, the meeting closed at 2.00pm.

Chair

Date