



Sandridge Parish Council

The Planning Committee met on Thursday 6th April 2023 at 2pm in Marshalswick Community Centre

PRESENT: Councillors: Graham Leonard (Chair), John Foster, June Reid, Lyn Bolton, John Newton-Davies, John Hale

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

APOLOGIES:

ABSENT: Councillor Neil Harris

IN ATTENDANCE: -

DECLARATIONS OF INTEREST: There was none.

841 The minutes of the previous meeting held on 16th March 2023, having been previously circulated, were unanimously approved as a correct record.

841 6 Regents Close, St Albans, AL4 9TR – Planning ref: 5/2023/0588
Following discussion, it was:

RESOLVED:

Not to submit a comment.

842 2 Stanton Close, St Albans, AL4 9HT – Planning ref: 5/2023/0552
Following discussion, it was:

RESOLVED:

Not to submit a comment.

843 19 Church End, Sandridge, AL4 9DN – Planning ref: 5/2023/0539

Following discussion, it was:

RESOLVED:

Not to submit a comment.

844 51 Barnfield Road, St Albans AL4 9UD - Planning ref: 5/2023/0513

Following discussion, it was:

RESOLVED:

To submit the following comment:

Further to the Planning Committee meeting held on Thursday 06th April 2023, Sandridge Parish Council would like to make the following comments:

Whilst the Parish Council have no objections to this proposed extension, it does have concerns over the effect of the building works on the small grass verge outside the property. The grass verges in Barnfield Road have suffered extensive damage by contractor's vehicles, and we would wish to see a condition imposed that any damage to the verge be rectified as part of any planning approval.

845 27 Kestrel Way, AL4 0NT – Planning ref: 5/2023/0508

Following discussion, it was:

RESOLVED

Not to submit a comment.

846 139 Marshalswick Road, St Albans AL4 4UX - Planning ref: 5/2023/0488

Following discussion, it was:

RESOLVED

Not to submit a comment.

847 19 Highview Gardens, St Albans AL4 9JX – Planning ref: 5/2023/0607

Following discussion, it was:

RESOLVED

Not to submit a comment.

848 18 Twyford Road, St Albans AL4 0BD – Planning ref: 5/2023/0511

Following discussion, it was:

RESOLVED

Not to submit a comment.

849 30 Elizabeth Court, St Albans AL4 9JB – Planning ref: 5/2023/0480

Following discussion, it was:

RESOLVED:

To submit the following comment:

Further to the Planning Committee meeting held on Thursday 06th April 2023, Sandridge Parish Council would like to make the following comments:

The Parish Council have noted that the original application to extend this property was rejected on appeal due to the presence of a large and 'out of character' rear dormer. Subsequently the applicant has submitted a plan for the same extension but excluding the dormer in the roof. This further application is for a dormer in the roof on the existing property, albeit somewhat smaller than in previous designs. This seems to be an attempt to subvert the planning rules by asking for the desired extension in two parts. We strongly disagree with this approach and recommend the Planning Department takes due notice. The Parish Council also objects on the grounds that this dormer, on a small end of terrace property, would occupy two thirds of the rear roof space and not be in harmony with the street scene and would be an unsympathetic addition in this area of Jersey Farm. It is also in contravention of Policies 69 and 72 of the St Albans District Local Plan Review (1994) to ensure developments have regard to the setting and character of an area. Similarly, with the National Planning Policy Framework.

The proposed loft extension is also considered to be in breach of Policy D4 of the Sandridge Neighbourhood Plan, specifically paragraph 2 which states "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 ..." and paragraph 3 "The scale and height is in keeping with existing and adjacent buildings".

DATE OF NEXT MEETING

The next meeting of the Planning Committee has been arranged for Thursday 27th April 2023 at 2pm, at Marshalswick Community Centre.

There being no further business, the meeting closed at 2.20pm.

Chair

Date