

Planning Advisory Group Report January 2025 & December 2024

22 Applications reviewed – 3 objections and one referred to Design Advisory Group (5/2024/1915)

5/2024/2007

Erection of 30 dwellings, creation of a new vehicular access, two new public open spaces, a local area of play, a locally equipped area of play, a temporary structure community building for nature watching, associated landscaping, internal roads, parking and footpaths at land between the White Barn and 42 Tollgate Road Colney Heath

We object to this proposal:

- It is Green Belt land which has not been previously developed and does not appear to fit the new definition of “grey belt”
- It is not included in proposed sites in the Draft Local Plan
- The site is in a small village with limited infrastructure – no doctors surgeries and the village primary school is already oversubscribed.
- The road is already very busy and there are no footpaths or cycle paths.
- It is next to a flood plain so further development will increase broader flood risk.

5/2024/2093

Permission in Principle – Development of up to two dwellings at land adjacent to 38 House Lane Sandridge

We object to this application:

- It is Green Belt Agricultural land, and the site is not included in the Draft Local Plan
- A right of way runs alongside this site and the proposal does not include any plan to ensure this footpath is properly retained. Indeed the block plan shows the right of way within the site proposed for development.
- It is a valuable open space.

5/2024/1819

Single storey detached house and associated work including parking and landscaping at land adjacent 1 Watford Road St Albans

We object to this application. We approve the proposal for a single storey dwelling in this location, but we consider that the footprint is much too large for the site, resulting in over development. The site is in the conservation area in close proximity to heritage assets and its proposed footprint is contrary to Policy 69.