

## Planning Advisory Group Report 16 April 2025

### **5/2024/1752**

*Outline application (consent sought) – Construction of up to 93 dwellings, a community building and new vehicular access at land rear of Round House Farm, Roestock Lane, Colney Heath*

We object to this application:

- It represents inappropriate development on Green Belt land
- There is a lack of infrastructure in the village and the access roads are very narrow and heavily used
- The site is quite isolated and not appropriate for elderly or vulnerable people
- The site is not included in the Draft Local Plan and in view of planned changes to create a Unitary Authority it is premature to identify yet more incursion on to the Green Belt.

### **S62A/2025/0087**

*Application for planning permission for Section 62a designation – planning application (all matters reserved other than access) for 7 serviced plots for self-build and custom housebuilding*

We object to this application which is inappropriate development in the Green Belt and would have significant impacts on its openness. The evidence does not support the assertion that this land can be considered to be Grey Belt.

Objection made to [section62anonmajorplanning@planninginspectorate.gov.uk](mailto:section62anonmajorplanning@planninginspectorate.gov.uk)

(For information – A previous application for 7 self- build dwellings (5/2024/0144) was refused by the Inspector on 20/1/25 on the grounds of inappropriate development in the Green Belt. A previous application (5/2022/1517) for 7 dwellings (not self build) was also refused. We objected to both these applications. The principal argument used to support this new application seems to be that the land can be considered Grey Belt)

### **For information**

There are three applications for Prior Approval of Permitted Development Rights – 5/2025/0662, 5/2025/0681 and 5/2025/0661 – in respect of 2, 3, and 4 Victoria Square to convert the office blocks to 26, 73 and 29 respectively self-contained flats.

These are technical applications and so long as the rules for PDR are met there are no grounds for objections.