



LONDON COLNEY PARISH COUNCIL

To: Cllrs L Needham, V Hopcroft, K Mugele, K Loud, D Winstone, L Winstone, R Prowse and T Lillico

21 November 2024

You are hereby summoned to attend a **PLANNING RESOURCES COMMITTEE** meeting to be held on **WEDNESDAY 27th NOVEMBER 2024, 7.00 PM, CALEDON COMMUNITY CENTRE, CALEDON ROAD, LONDON COLNEY, AL2 1PU**

Jane Johnstone
CEO/RFO

AGENDA

- 1. APOLOGIES**
To receive apologies for non-attendance
- 2. NOTIFICATION OF SUBSTITUTES**
To receive notifications of substitutions made to the Clerk
- 3. DECLARATION OF INTERESTS**
To receive members declarations of interest in items on the agenda.
- 4. MINUTES OF PREVIOUS MEETING**
To approve the circulated minutes of the previous meeting held on **31st October 2024,**
- 5. PUBLIC PARTICIPATION**
- 6. PLANNING APPLICATIONS**
 - 6.1 5/2024/1876 - 21 Chantry Lane London Colney Hertfordshire AL2 1JT**
Part single, part two storey rear extension. Relocation of front door with single storey front extension and garage conversion. New side elevation windows. Alterations to roof. Alterations to openings. Internal alterations.
[Portal360 - Search applications](#)
 - 6.2 5/2024/1932 - 28 High Street London Colney Hertfordshire AL2 1Qs**
Single storey side extension following demolition of existing outbuildings
[Portal360 - Search applications](#)
- 7. SEGRO WORKING GROUP**
Organise a SEGRO working group due to monitor the 'Discharge of Conditions' coming up from SEGRO
- 7. DATE OF NEXT MEETING**
To be arranged when needed

LONDON COLNEY PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON THURSDAY 31 OCTOBER 2024, 7.00PM CALEDON COMMUNITY CENTRE, CALEDON ROAD, LONDON COLNEY AL2 1PU

PRESENT: Cllrs L Needham (Chairman), D Winstone, K Loud, P Thoree, R Prowse and L Winstone

IN ATTENDANCE: Jane Johnstone (CEO)
1 member of the public
Cllr N Webb

1. APOLOGIES

Cllrs T Lillico, K Mugele and V Hopcroft sent apologise.

2. NOTIFICATION OF SUBSTITUTES

Cllr R Prowse stood in for Cllr K Mugele.

3. DECLARATION OF INTEREST

Cllr P Thoree declared an interest as the planning applicant for item 6.3, planning application 5/2024/1743.

4. MINUTES OF PREVIOUS MEETING

Minutes for 4th September 2024 where approved and signed.

5. PUBLIC PARTICIPATION

Cllr P Thoree asked to speak about agenda item 6.3. Cllr Needham allowed Cllr P Thoree 5 minutes to talk regarding his application.

6. PLANING APPLICATIONS

- 6.1** *5/2024/1273 - Proposed Rail Freight Public Open Space and Community Forest Sites North Orbital Road Chiswell Green St Albans Hertfordshire. Discharge of Conditions 4 (landscape hard works) 9 (leisure and recreation method statement) and 10 (details of hard surfacing materials) of planning permission 5/2017/1995 dated 15/05/2018 for Approval of Reserved Matters (landscaping) of outline planning application.*

It was **RESOLVED** this planning application has no significant relevance to London Colney.

- 6.2** *5/2024/1576 - Proposed Rail Freight Public Open Space and Community Forest North Orbital Road Chiswell Green St Albans Hertfordshire. Discharge of Conditions 2 (planting & landscaping), 3 (planting & landscaping), 4 (planting & landscaping) & 10 (grassland) of planning permission 5/2017/1995 dated 15/05/2018 for Approval of Reserved Matters (landscaping) of outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest.*

Object –Concerns are raised re the removal of 6 trees on the Rail Freight site. Trees are a good noise barrier for Napsbury and London Colney. If the trees are removed the noise from the trains will reverberate back towards Napsbury and London Colney.

It was **RESOLVED** to OBJECT to this application involving the removal of trees. London Colney Parish Council is to object via a comment on the planning application portal.

6.3 *5/2024/1743 - 53 Alexander Road London Colney Hertfordshire AL2 1HS. Change of use from single occupation to multiple occupation.*

Cllr P Thoree declared his interest as the property owner. He also spoke about this property – Between 2017 and 2024 the property was used for a large refugee family. SADC financially assisted towards the internal modifications to produce an HMO for adults with learning difficulties. There is no external remodelling of the house. The internal remodelling involves reducing some of the ground floor living space to create a bedroom with en suit shower room, 3 of the 4 first floor bedrooms to have en suit shower rooms installed and 1 of the 4 bedrooms to have a shower room allocated to it, and the loft room to have an en suit shower room installed. This will create a 6-bedroom HMO for adults with learning difficulties. There has been sufficient parking created at the front, side and back of the house. This is a retrospective planning application as the HMO licence is already in place with SADC.

It was **RESOLVED** to SUPPORT this application. It was noted that Cllr P Thoree had nothing to do with the decision making of this planning application.

7. DATE OF NEXT MEETING

To be arranged when needed

Signed

Date