

**PLANNING COMMENT FOR APPLICATION REF: 5/2025/0331**

Mary Murphy

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And so the merry go round continues.

Application after application submitted and appealed seeking planning permission for a parcel of land that the Planning Inspectorate determined last year was not to be released from green belt as no special circumstances applied.

Let us be completely clear what this application represents. It is merely the next step by the owner of the field to wear the St Albans District Council, its officers and neighbourly opposition down to get permission for a proposed development that benefits only the landowner. There are no special circumstances in the proposal. The land is not infill. The land has archeological and nature features. Any development will significantly change the nature of this rural part of Ragged Hall Lane causing significant road usage issues on a road that is poorly maintained and only one single vehicle wide.

Please reject this application