



ALDENHAM PARISH COUNCIL

Minutes of the meeting of the PLANNING COMMITTEE using ['Zoom' website for meetings online](#) at 2.30pm on Monday 19th October 2020.

Present: Cllrs M Cherry (Chairman), E Samuelson, J Lefton, A Rubinson and G Taylor (co-opted member)

Officer: P Paley (Planning Officer)

There were also two members of the public.

283. Apologies for absence

An apology was received from Cllr S Khawaja.

284. Declarations of interest on any item on the Agenda.

a) Disclosable pecuniary interests they or their spouse/partner have in any matter which is to be considered at this meeting.

None.

b) Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting.

Cllr E Samuelson declared a non-pecuniary interest in planning application number 20/1447/VOC, (Now Known as 10 New Road), Former Site of The Chicken Shed, Little Simpsons, New Road, Letchmore Heath, as the owner is known to her.

Cllr M Cherry declared a non-pecuniary interest in planning application number 20/1498/HSE, 6 Mornington Road, as the owner is known to him. All members declared a non-pecuniary interest in planning application number 20/1280/HSE, 1 Gills Hill, as the site is next to land owned by Aldenham Parish Council.

285. To confirm the Minutes and appendices of the meeting held on 5th October 2020.

The minutes were confirmed and signed by Cllr M Cherry as a true record of that meeting.

286. To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1d.

Cllr M Cherry suspended standing orders and invited the member of the public to speak.

One member of the public spoke regarding planning application number 20/1471/VOC, 50 Newlands Avenue.

The other member of the public chose to observe.

The members of the public were thanked and standing orders were resumed.



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287. To discuss the following: -

The St. Stephen Parish Council consultation on: -

The St. Stephen Parish Council Neighbourhood Plan document.

This can be found on the following: - [the St Stephen Parish Council link to Neighbourhood Plan](#)

Members did not wish to comment.

288. For information: Planning Applications of the following type: - **Certificate of Lawful Development (Existing) CLE, Certificate of Lawful Development (Proposed) CLP and Listed Building Consent LBC.**

20/1551/PD560 Battlers Green Farm, Common Lane

Proposal: Change of use from agricultural storage to flexible commercial use (revised application)

This was noted.

289. Planning decisions by Hertsmere Borough Council

The following applications had been approved by Hertsmere Borough Council: -

20/1212/HSE 7 Folly Close (APC – No objection with a condition)

20/1228/HSE 16 Shenley Hill (APC – Objected)

20/1260/HSE 475 Watling Street (APC – Objected)

The following application had been refused by Hertsmere Borough Council: -
20/1237/VOC 4 Hilfield Lane, Aldenham (APC – No comment)

The following application had been withdrawn: -

20/1266/HSE 54 Williams Way (APC – Objected)

290. Date of next meeting

The next Planning Committee meeting will commence at 2.30pm on Monday 2nd November 2020

291. Planning Applications

There being no further business the meeting closed at 3.50pm.

Chairman..... Date.....

Planning applications discussed at meeting on 19th October 2020

20/1471/VOC 50 Newlands Avenue



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Proposal: - Application for variation of condition 11 (plans) to allow for design changes to the basement, elevations, and roof following grant of planning permission 20/0087/VOC.

Members agreed that it is an improvement on the previous design but it is still overdevelopment of the plot.

If minded to approve, members would request that the proposed side window, between number 50 Newlands Ave and number 8 Oakridge Ave, be non-opening as well as made from obscure glass.

20/1447/VOC (Now Known As 10 New Road), Former Site Of The Chicken Shed, Little Simpsons, New Road, Letchmore Heath,

Proposal: - Application for variation of condition 5 (plans) to allow provision of an additional toilet and shower facility following grant of planning permission 19/0275/FUL.

No objection.

20/1276/FUL 28 New Road

Proposal: - Demolition of existing dwelling and erection of 3 x 2 storey, 4 bed dwellings to include habitable loft accommodation with parking, amenity and landscaping.

Object: -

a) The proposal would breach the two metre (to the boundary) rule.

This would not comply with policy HD5, para e, of the Radlett Design Code from the emerging Radlett Neighbourhood Plan: -

'Spacing between the building and boundary shall be no less than 1m at ground floor level and a minimum of 2m for extensions which are 2 or more storeys'.

Likewise, the boundary spacing would not accord with the guidelines set out in section 4j and k of the Hertsmere Planning and Design Guide E: -

'Proposals in these areas should ensure that two storey side extensions should be located a minimum of 2 metres away from the side boundary – regardless of the position of any existing ground floor extension or garage to be replaced.

b) The application only proposes two parking spaces for each four bed roomed house. This would be insufficient parking provision for this size of house and would not comply with the residential parking standards as set out in the Hertsmere 'Parking Standards' supplementary planning document (July 2014). This states that a four bed roomed house should have three parking spaces.

c) The proposed design is out of keeping with the street scene.

20/1495/HSE 12 Canons Close



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Proposal: - Construction of a two storey rear extension, conversion of garage to habitable room and conversion of loft to habitable room. Extension of dropped kerb and hard standing to front boundary.

No objection.

20/1497/HSE 23 The Close

Proposal: - Conversion of garage to habitable room with change from garage door to window, erection of single storey rear extension and part first floor rear extension, first floor side extension and conversion of loft to habitable room with roof alterations including 3 roof lights to front, 2 rear dormers and fenestration alterations to elevations.

Members had no objection to the proposals in the application but would like to confirm that, after conversion of the garage, the parking will meet current standards as set out in Hertsmere 'Parking Standards' supplementary planning document (July 2014).

Members would also like to point out that the front roof lights are not a feature of the street scene and, as front roof lights, are in contravention of Hertsmere Planning and Design Guide E para. 6,s: -

'The number of roof lights should be kept to a minimum and limited to rear elevations.'

20/1498/HSE 6 Mornington Road

Proposal: - Single storey rear extension and loft conversion to habitable room with juliet balcony, incorporating gable ends and 4no. dormers

Object: -

a) The proposal would result in an overdeveloped building.

b) The proposal would breach the 45-degree angle with the neighbouring house.

c) The 'Juliet' balcony would give rise to overlooking.

All of the above proposals would be in breach of Policy SADM 30: -
'In order to achieve a high quality design, a development must:
(i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and
(ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.

d) The side dormer does not comply with the Hertsmere Planning and Design Guide E 2006 section 6, p.: -

'Dormer window extensions on the side roof face will normally be resisted.'

20/1483/HSE 1 Gills Hollow

Proposal: - Demolition of two detached single garages and construction of two-storey outbuilding to include garage and first floor terrace.



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Members had no objections to this proposal as long as the outbuilding remains incidental to the main dwelling and subject to the proposal meeting the residential parking standards as set out in the Hertsmere Parking Standards SPD (July 2014).

20/1280/HSE 1 Gills Hill

Proposal: - Demolition of existing detached garage and construction of two storey side extension and two storey rear extension, basement garage and alterations to fenestration. Roof alterations to create accommodation in the roof space, to include raising of ridge with new hipped roof, 2 rear dormer windows, removal of chimney stacks and insertion of roof lights to side and rear elevations. (Amended Description & Plans)

Members had no objections to the revised proposal subject to the comments made by the Heritage Officer at 'Place Services'.

20/1532/HSE 43 Watford Road

Proposal: - First floor front extension and part single/part two storey rear extension. Conversion of loft to habitable room with hip to gable roof alterations and rear dormer. Changes to fenestration and new front porch.

Object: -

a) The proposal includes a large crown roof. This would not be in line with the principles set out in the Hertsmere Planning and Design Guide E: -

'The Council will normally resist extensions that result in crown roofs as they tend to add considerable bulk and are out of keeping with the character of a street scene.'

b) The extended dwelling will have only four parking spaces which is insufficient for the size of the larger house. This would not meet the residential parking standards as set out in the Hertsmere Parking Standards SPD (July 2014).

c) The proposal will feature roof lights in the front roof space. This would not comply with Hertsmere Planning and Design Guide E para. 6, s: -

'The number of roof lights should be kept to a minimum and limited to rear elevations.'

d) The proposed loft conversion includes an over-sized dormer to the rear of the property. This does not accord with the Hertsmere Planning and Design Guide E 2006, section 6, f: -

'Dormers should be as small as possible and should generally be located within the rear roof slope. As a general rule, the Council will resist dormers that take up more than 60% of the roof face.'

e) The proposed extension and alterations are of a poor design and will result in a house not in keeping in the street scene. This would be in breach of Policy SADM 30 of the Hertsmere Site Allocations and Development Management Policies Plan: -



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***'Development which complies with the policies in this Plan will be permitted provided it:
(iii) results in a high quality design'***

20/1535/HSE 6 The Drive

Proposal: - Erection of front and rear porch, 2 storey rear, first floor side and conversion of loft to habitable room with roof alterations including rear and side dormer windows and roof lights to front, rear and side

Members had no objections to the design of the proposed alterations but the size of the extensions would need to be altered to comply with the two metre (to the boundary) rule at first floor.

Also, members expressed concern at the number of trees which are going to be lost as specified in the planning application.

20/1521/HSE 1 Kitswell Way

Proposal: - Demolition of existing conservatory and construction of single storey rear extension to include front and rear roof lights and alterations to fenestration.

No objection.

20/1197/HSE 89 Newberries Avenue

Proposal: - Part single/part two storey front and rear extensions, and first floor side extension.

No objection.

20/1549/VOC 126A Watling Street

Proposal: - Application for variation of a conditions 3 (materials, walls, landscaping) and 9 (plans) to allow for changes to layout following grant of planning permission 17/1067/FUL.

No objection.

20/1565/HSE 25 The Crosspath

Proposal: - Single storey rear extension and demolition of existing outbuilding and erection of detached outbuilding to rear

Members do not object to the extension but consider the outbuilding to be too large. Also, the spacing of the outbuilding should be one metre from the boundaries.

If the Officer is minded to approve, members would like a condition that its use is incidental to the main dwelling.

20/1576/HSE 2 Links Drive

Proposal: - Erection of detached granny annexe at rear of property ancillary to the main dwelling.

Object: -



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- a) The proposed annexe would be in breach of the one metre (to the boundary) rule.**
- b) Also, its use should only be incidental to the main house.**
- c) The proposed annexe is of poor design and would not thus comply with Policy SADM30 of the Site Allocations and Development Management Plan: -**
 - 'Development which complies with the policies in this Plan will be permitted provided it:***
 - (i) makes a positive contribution to the built and natural environment;***
 - (ii) recognises and complements the particular local character of the area in which it is located, and***
 - (iii) results in a high quality design.'***