



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 2nd November 2020 at 2.30pm using video conferencing using ['Zoom' meeting website](#) -- meeting ID: 821 7971 7104.

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

Officer: P Paley (Planning Officer)

There was also one member of the public.

292. Apologies for absence

An apology was received from Cllr M Cherry.

293. 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.

All Councillors 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.

294. To confirm the Minutes and appendices of the meeting held on 19th October 2020

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

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

Cllr E Samuelson suspended standing orders and invited the member of the public to speak.

The member of the public spoke regarding planning application number 20/1446/HSE, 39 Watford Road.

The member of the public was thanked and standing orders were resumed.

296. To discuss the following: -

The Aldenham Parish Council Planning Committee's draft letter to send to the Head of Planning at Hertsmere in relation to the submission of planning documents in planning applications.

Members decided to do more research into national and local requirements for the submission of planning applications before drafting the letter.



ALDENHAM PARISH COUNCIL

297. 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.

20/1644/CLE Hilfield Farm, Hilfield Lane, Aldenham

Proposal: - Continued use of units 4, 11, 20 and 21 at Hilfield Farm for storage use (Class B8). Certificate of Lawful Development (Existing). (No parish)

20/1635/CLE Kendal Hall Farm, Watling Street

Proposal: - Commencement and implementation of planning permission 15/0836/FUL before the expiry date of 28 July 2020 following appeal APP/N1920/W/17/3172565 for the demolition of redundant farm/equestrian buildings and erection of 3 x 4 bed detached dwellings, each to include detached car ports and refuse stores; Installation of entrance gates and timber fencing following formal discharge of pre commencement conditions 3, 4, 6, 7 and 8. (Certificate of Lawful Development - Existing).

These were noted.

298. Planning decisions by Hertsmere Borough Council

The following applications were approved by Hertsmere Borough Council: -

20/1289/HSE Tree Tops, 5 The Warren (APC – No objection)

20/1190/HSE 20 Bridgefoot Cottages, Radlett Road, Colney St, St Albans, (APC – No objection)

20/1460/HSE 26 Newlands Ave (APC – No objection with condition and comments made)

20/0975/FUL 36 Shenley Hill (APC – Comments made)

20/1197/HSE 89 Newberries Ave (APC – Objected)

20/1427/HSE 14 The Grove (APC – No objection with query)

The following applications were refused by Hertsmere Borough Council: -

20/1344/HSE 20 Homefield Road (APC – Objected)

The following application has been withdrawn: -

20/1312/FUL Home Farm, Aldenham Road, Elstree (APC – No objection)

299. Date of next meeting

The next Planning Committee meeting will commence at 2.30pm on Monday 16th November 2020

300. Planning Applications

There being no further business the meeting closed at 4.30pm.



ALDENHAM PARISH COUNCIL

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

Planning applications discussed at meeting on 2nd November 2020

20/1584/HSE 16 Aldenham Avenue

Proposal: - Construction of single storey rear extension and first floor side extension to include alterations to fenestration (revised application).

No objection.

20/1595/HSE Phillimore House Watling Street Elstree

Proposal: - Construction of a single storey conservatory link between house and garage and new front porch.

No objection.

20/1598/HSE 8 Radlett Park Road

Proposal: - Part single, part two storey rear extension, conversion of loft to habitable room with two rear dormers and two front roof lights. Alterations to front increase parking area and alterations to levels of garden at rear

Object: -

- a) The proposal would breach the 45-degree angle at the first floor level so would not comply with the guidelines set out in the Hertsmere Planning and Design Guide E section 3, f: -**
'the first floor of a rear extension should be set comfortably within a line drawn at 45 degrees from the nearest edge of any first floor neighbouring window (except bathroom or landing windows).'
- b) Front roof lights are not a feature of the street scene so would not therefore comply with SADM30 of the Hertsmere 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'
Also, front roof lights do not accord with the Hertsmere Planning and Design Guide E section 6, s which states that roof lights should be: -
'limited to rear elevations'
- c) The proposed dormers on the second floor may give rise to overlooking which would have a negative impact on the privacy of the neighbours. This would be in breach of SADM30 of the Hertsmere Site Allocations and Development Management Plan: -**
'a development must:



ALDENHAM PARISH COUNCIL

(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.'

20/1596/HSE 31 New Road

Proposal: - Conversion of loft to habitable room with rear dormer and 1 roof light to front

a) The dormer in the rear roof space may give rise to overlooking which would not comply with SADM30 of the Hertsmere Site Allocations and Development Management Plan: -

'a development must:

(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.'

Also, the dormer is particularly large. This would not accord with the Hertsmere Planning and Design Guide E section 6, f: -

'Dormers should be as small as possible'.

b) The proposed roof light in the front roof face is not typical of the street scene so would not comply with SADM30 of the Hertsmere Site Allocations and Development Management Plan: -

'Development which complies with the policies in this Plan will be permitted provided it:

(ii) recognises and complements the particular local character of the area in which it is located,'

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 (Amended plans received 19.10.20 - one side dormer removed & a rooflight added).

Members agreed that the comments made previously still apply to this amended application: -

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, para. 4, k of the Hertsmere Planning and Design Part 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.'

Also, members expressed concern at the number of trees which are going to be lost as specified in the planning application. This would be in breach of Design Principle HD5 of the Radlett Neighbourhood Plan: -



ALDENHAM PARISH COUNCIL

'Development proposals should retain healthy high quality trees, woodland and hedges in the Neighbourhood Area.'

20/1566/HSE Land North Of Battlers Green Farm Common Lane

Proposal: - Erection of a non permanent Geodesic dome for the use of yoga, meditation and tutorials (Sui Generis) to include change of use of the land.

Object: -

This site is in the Green Belt and no special circumstances have been proven to justify this structure being erected in it.

The dome would not be within the curtilage of the Battlers Green retail park/complex itself but on the adjacent field.

This would be a third facility, as there are two facilities of a similar kind within the retail park already.

This proposal would not comply with the rules set out in the National Planning Policy Framework para. 133: -

'The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'

There would also be a risk of light pollution in this open rural area as activities would be taking place until 9.00pm in the evening.

The term 'non-permanent' given in the description is not clearly defined. Members would question how long this structure is intended to be in place on this site.

According to the plans, the dome would be very large and consequently it would be visible from the road in all directions and from the houses in the area.

Members believe the dome would have a very negative impact on the openness of the Green Belt.

20/1641/HSE 19 The Heath

Proposal: - First floor front and side extension and conversion of garage to habitable room with change of garage doors to windows

No objection

20/1649/HSE 2 Gills Hill Lane

Proposal: - Remodel of existing dwelling house to include two storey front and rear extensions, erection of porch, roof lights to existing single storey side and elevation alterations including rendering

No objection

20/1643/FUL 4 Hilfield Lane, Aldenham



ALDENHAM PARISH COUNCIL

Proposal: - Demolition of existing dwelling and erection of 2 detached two-storey, 4 bed dwellings with bin storage, associated landscaping and parking, and retention of existing outbuilding ancillary to the use of plot 2.

This application site is not in the Parish of Aldenham so no comments were made by members.

20/1661/FUL 18 The Warren

Proposal: - Demolition of existing detached dwelling and construction of replacement detached 5 bed dwelling to include basement level and accommodation within the roof space. Installation of new wrought iron gates, railings and brick piers, the formation of new access, and associated ancillary works.

Object: -

- a) **The proposal includes dormer windows in the front roof slope. This would not comply with Hertsmere Planning and Design Guide D para. 10.2.2 h: -**
'Dormers should be as small as possible and should normally only be located within the rear roof slope. The Council will resist dormers within the front or side roof slope unless they are a feature of the street scene within a new development.'
Front dormers are not a feature of this part of The Warren.
- b) **The gates and railings would not accord with the housing and design policies set out in the emerging Radlett Neighbourhood Plan section 3.2 item c. which aims to ensure that gates and entrances requiring planning permission should respect local character and not dominate their surroundings. These do not fit in with this part of the road.**
- c) **The multiple balconies at the back of the house may give rise to overlooking the amenity space of neighbours. This would not comply with SADM30 of the Hertsmere Site Allocations and Development Management Plan: -**
'a development must:
(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 proposed new dwelling features a crown roof. This would not accord with the guidelines set out in the Hertsmere Planning and Design Guide D para 9.4.2. h: -**
'Crown roofs on residential properties, where they are visible from the street will not be considered acceptable as these tend to appear bulky or overbearing.'
- e) **This proposal will result in the loss of an 'Arts and Craft' style house which is typical in Radlett.**

20/1657/HSE 14 The Rose Walk



ALDENHAM PARISH COUNCIL

Proposal: - Demolition of detached garage. Construction of part single storey sides and rear and part two storey side and rear extensions and conversion of loft to habitable room to include 1 front and 2 rear dormers with 2 rooflights to side and associated landscaping

Object: -

- a) **The application site is in the Radlett South Conservation Area and the proposed extensions will not make a positive contribution to the character of the area. It does not therefore comply with SADM30 of the Hertsmere Site Allocations and Development Management Plan: -**
'Development which complies with the policies in this Plan will be permitted provided it:
(ii) recognises and complements the particular local character of the area in which it is located,'
- b) **In terms of mass and bulk the proposal would be out of keeping with the prevailing street scene which would contravene SADM30 of the Hertsmere Site Allocations and Development Management Plan: -**
'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;'
- c) **The proposal features a crown roof which is not typical in the street. Also, it would not comply with the guidelines as set out in the Hertsmere Planning and Design Guide E, para. 3.j: -**
'Crown or mansard roofs on large extensions will be rejected by the Council, as they often detract from the design and character of the existing house.'
- d) **The application includes a front dormer which is not typical in the street. This would be contrary to section 6.g of the Hertsmere Planning and Design Part E: -**
'The Council will resist dormers within the front roof face unless they are a dominant or significant feature of the street scene'
- e) **Members would question whether there would be adequate off street parking for the increased size of the house, as it is believed there should be five car parking spaces and yet only four are shown in the illustration.**

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, 2 rear dormer windows, and 2x rear roof lights. (Amended Plans received)

Object: -



ALDENHAM PARISH COUNCIL

Members agree with the comments made by the Heritage Consultant at Place Services.

Members would strongly advise the applicant to seek pre-application advice before submitting again.

The application cannot be supported as it stands.

Members suggest that an arboricultural report is included with the submission of any future applications.

20/1446/HSE 39 Watford Road

Proposal: - Conversion of garage to habitable room, construction of single storey rear extension to include creation of roof terrace at first floor level, and changes to fenestration.

Object: -

The proposed roof terrace would give rise to overlooking which would be intrusive on the privacy of the neighbours and would have a negative effect on the enjoyment of their amenity space. This would not comply with the Hertsmere Planning and Design Guide section 1, o: -

'The use of a flat roof as a balcony, roof terrace or garden is likely to harm the privacy and amenity of neighbours and will normally be refused permission or controlled by a planning condition.'

20/1675/HSE Greyfor Aldenham Grove

Proposal: - Single storey rear extension

No objection

20/1693/VOC Site Of Former 12 Watford Road

Proposal: -Application for variation of Condition 13 (Plans) to allow for alterations to fenestration, landscape alterations, and rear 2nd floor terrace balustrading following grant of planning permission 19/0837/VOC.

No objection subject to the additional windows not giving rise to overlooking.