



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 3rd August 2020 at 2.30pm using video conferencing using '[Zoom' meeting website](#) -- meeting ID: 89297363785.

Present: Cllrs M Cherry (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.

241. Apologies for absence

An apology was received from Cllr E Samuelson.

242. 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.

All Councillors declared a pecuniary interest in planning application number 20/0991/VOC, 126A Watling St., as the site is next to the Radlett Centre where Aldenham Parish Council is a leaseholder on offices in the Radlett Centre.

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

Cllr J Lefton declared a non-pecuniary interest in planning application number 20/1087/HSE, 43 Newlands Ave as the applicant is known to her.

243. To confirm the Minutes and appendices of the meeting held on 6th July 2020

These minutes had already been confirmed and signed by Cllr M Cherry at the previous meeting. The minutes for 20th July 2020 will be included in the agenda for the next meeting on 17th August 2020 as well as the minutes for 3rd August 2020.

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

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

The member of the public spoke regarding planning application number 20/1087/HSE, 43 Newlands Ave.

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

245. For information: Planning Applications of the following type: - Certificate of Lawful Development (Existing) CLE, Certificate of



ALDENHAM PARISH COUNCIL

Lawful Development (Proposed) CLP and Listed Building Consent LBC.

20/1051/PD42 28 Willow Way

Proposal: - Single storey rear extension. Depth - 6m Height - 3m
Eaves - 3m

20/1081/PD42 14 Mornington Road

Proposal: - Single storey rear extension. Depth - 3m Height - 2.9m
Eaves - 2.46m

These were noted.

246. Planning decisions by Hertsmere Borough Council

The following applications were approved by Hertsmere Borough Council: -
20/0321/HSE Donard, Aldenham Road, Letchmore Heath (APC – No comments – inqurate)

20/0804/ADV 114-116 Watling St (APC - No objection)

19/1643/HSE 14 The Grove (APC - No objection)

19/1559/FUL Waggon and Horses, Watling St, Elstree (APC - No objection)

19/1586/LBC Waggon and Horses, Watling St, Elstree

20/0691/FUL Aldenham Golf and Country Club, Church Lane (APC - No objection)

The following applications were refused by Hertsmere Borough Council: -

20/0422/FUL 1 Loom Lane (APC – Objected)

19/1162/FUL Spylaw House, Newlands Ave (APC – Objected)

The following applications have gone to appeal: -

20/0077/HSE 8 Park Road (APC - No objection)

20/0149/HSE 8 Park Road (APC - No objection with a condition)

The following application has been withdrawn: -

20/0608/FUL 84 Watling St (APC - No objection with a condition)

247. Date of next meeting

The next Planning Committee meeting will commence at 2.30pm on Monday 17th August 2020

248. Planning Applications

There being no further business the meeting closed at 3.15pm.

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



ALDENHAM PARISH COUNCIL

Planning applications discussed at meeting on 3rd August 2020

20/0159/FUL Delrow Edge Hilfield Lane Aldenham

Proposal: - Alteration of existing 3-bed semi-detached dwelling into 2 x dwellings (1 x 2-bed dwelling and 1 x 3-bed dwelling). Associated external works include extension/alteration of existing driveway to allow for 2 additional car parking spaces and additional fence to divide rear garden. Revised application to 20/0312/FUL.

Members thank Hertsmere for the notification of this application. They had no objections.

20/0991/VOC 126A Watling St

Proposal: - Application for variation of Conditions 2 (plans), 3 (external materials), and 7 (basement) to allow for changes in design and omission of basement following grant of planning permission 18/0725/FUL.

Members neither objected nor supported this application but they noted that the rooflight, facing Watling St, is not mentioned in this planning application as a change and it was not part of the original (granted) application. There are no front rooflights in the neighbouring properties.

20/1074/HSE 39 Watford Road

Proposal: - Conversion of garage to habitable room, construction of single storey rear extension and alterations to fenestration.

No objection.

20/1087/HSE 43 Newlands Ave

Proposal: - Conversion of garage to habitable room and construction of single storey front, side and rear extension following demolition of existing side extension and alterations to fenestration.

In principle, members did not object to the conversion and extensions. However, they did acknowledge that the 45-degree rule would be breached although this issue may be slightly offset as the property sits slightly lower than number 41 Newlands Ave. Members would suggest that appropriate screening be installed on that boundary.

20/1075/HSE Phillimore House, Watling Street, Elstree

Proposal: - Demolition of existing garage, lowering of ground level and construction of outbuilding with mezzanine and side dormer

Members had no objection to this application subject to the following conditions: -

The use of the new building must be incidental to the main dwelling and must not be used as a separate dwelling.



ALDENHAM PARISH COUNCIL

The change of use of the building for any form of business shall not be permitted without first applying to the Local Planning Authority for the necessary planning consents.

Members suggest that further permitted development rights are withdrawn as the 50% extra volume added to the original house, in this Green Belt area, has already been met in a previous application.

20/1071/HSE 32 Links Drive

Proposal: - Conversion of loft to habitable room with rear dormer and rooflights to front and side elevations. Demolition of existing garage and construction of single storey side and rear extension with lower storage area & rear staircase (Amended description only).

No objection.

20/1093/HSE Primrose Cottage, Common Lane, Letchmore Heath

Proposal: - Replacement of windows to all elevations.

No objection.

20/1099/HSE 54 Newberries Ave

Proposal: - Part single/part two storey rear extension and enlargement of accommodation in roof space to include two rear dormers. New crossover with dropped kerb.

Members had no objection but would like a condition to ensure the retention of the tall high hedge at the front.