



## ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 16th November 2020 at 2.30pm using video conferencing using ['Zoom' meeting website](#) -- meeting ID: 828 7157 2984.

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 four members of the public.

### **301. Apologies for absence**

An apology was received from Cllr S Khawaja

### **302. Declarations of interest on any item on the Agenda.** None.

### **303. To confirm the Minutes and appendices of the meeting held on 2nd November 2020**

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

### **304. 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 members of the public to speak.

Two members of the public spoke regarding planning application number 20/1709/HSE, 9 The Heath.

Two members of the public spoke regarding planning application number 20/1688/FUL, 58 Watford Road.

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

### **305. 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.** (deferred from previous meeting).

The main points to include in the letter were discussed and agreed. The final version of the letter will be ratified at the next Planning Meeting on 7<sup>th</sup> December 2020.

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



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

#### **20/1722/CLP 20 Homefield Road**

**Proposal:** - Installation of 1m sliding entrance gate with associated piers. Certificate of Lawful Development (Proposed).

#### **20/1689/CLP 23 The Close**

**Proposal:** - Erection of outbuilding to the rear. Certificate of lawfulness (Proposed)

#### **20/1712/LBC Patchetts Cottage, Hilfield Lane, Aldenham**

**Proposal:** - General external reparation and maintenance works to fenestration, roof tiles, chimney stacks, cladding and stone path. (Application for Listed Building Consent).

#### **20/1776/CLP 15 Williams Way**

**Proposal:** - Single storey rear extension. Certificate of lawfulness (Proposed)

These were noted.

### **307. Planning decisions by Hertsmere Borough Council**

The following applications were approved by Hertsmere Borough Council: -

20/1360/HSE 21 Letchmore Heath (APC – No objection with concerns)

20/1532/HSE 43 Watford Road (APC – Objected)

20/1375/HSE 121 Newberries Ave (APC – Objected)

20/1272/FUL St John The Baptist Church, Church Lane, Aldenham (APC – No objection)

20/0976/FUL Oakbank, Watling St (APC – No objection)

20/1406/FUL 12 Newlands Ave (APC – No objection with comments)

20/1393/FUL 84 Watling St (APC – No objection with comments)

The following applications were refused by Hertsmere Borough Council: -

20/1295/FUL 14 Links Drive (APC – Objected)

The following application has gone to appeal: -

20/0242/CLP The Studio, Hilfield Lane, Aldenham

### **308. Date of next meeting**

The next Planning Committee meeting will commence at 2.30pm on Monday 7th December 2020

### **309. Planning Applications**



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

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

### **Planning applications discussed at meeting on 16th November 2020**

#### **20/1688/FUL 58 Watford Road**

**Proposal:** - Demolition of existing house and garage and construction of 6 x 4-bedroom semi-detached houses with off street parking.

**Object: -**

- a) Members strongly object to this proposal which represents a development of incredibly poor design. It has little architectural merit and is not in keeping with the prevailing street scene. The proposed houses cannot be compared to number 60 Watford Road, which is set back from the road and not visible from the street. It does not therefore comply with policy SADM 30 OF the Hertsmere Borough Council - Site Allocations and Development Management Policies 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.'***
- b) The proposal breaches the two metre (to the boundary) rule in all cases which is indicative of the development being too dense for the site. It 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'.***
- c) The proposed provision for car parking is inadequate for six four bed houses. The Hertsmere Borough Council Supplementary Planning Document (July 2014) on Parking Standards show that the parking provision required for a four bed house should be three spaces. Only two spaces have been allocated for each house. Therefore, across the whole development there should be a total of eighteen spaces. However, the proposed plan for the whole site is for only twelve spaces – indicating a shortfall of six spaces. Also, there is no allowance for visitor parking on site and there is no possibility of on street parking as this is a busy main road. There is also no pavement on this side of the road.**



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- d) The Radlett Neighbourhood Plan and the Local Plan recognize that there is a need for smaller affordable dwellings for small families and downsizers. But the proposed houses are four bed houses which are not designed to satisfy these needs.

Members are unsure about the effect of the increased level of traffic movements from the new development and would defer to the Highways department for its assessment of this matter.

### 20/1710/HSE 14 Mornington Road

**Proposal:** - Construction of single storey rear extension

**No objection.**

### 20/1709/HSE 9 The Heath

**Proposal:** - First floor side extension

**Object:** -

a) Firstly, members wish to point out that the application is not valid as the submitted documents do not include a 1:200 scale site plan which is a requirement for submission of a planning application.

b) The proposal clearly breaches the 2 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.'*

The Hertsmere Planning and Design Guide E section 4, k, identifies that a clear break between houses should be retained to prevent a terracing effect: -

*'The purpose of requiring separation between buildings is to retain views, openness (sky gaps), and to prevent extensions creating a terracing effect and resulting in a cramped form of development.'*

It is clear that other properties in the road have complied with the 2 metre (to the boundary) rule. Numbers 6 and number 16 The Heath have significantly set-in their first-floor extensions.

One may presume that the failure to meet the 2 metre rule is why a site plan is not included. The breach would have been more



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**evident if a site plan had been included. The absence of this vital planning document should have rendered the application invalid.**

**Members are also given to understand that the existing plans are incorrect and should therefore be amended to reflect the actual elevations.**

### **20/1723/HSE Moat House The Warren**

**Proposal:** - Conversion of garage to habitable room with change from garage door to window and door, insertion of front dormer with 2 roof lights and rear alterations to include 1 roof light and fenestration changes

**No objection.**

### **20/1725/HSE Moat House The Warren**

**Proposal:** - Extension to rear decking and relocation of existing external stair case to first floor level

**Members had no objections to the application but would request that a condition be included (if minded to approve) that the trees should be retained at the property to reduce the risk of overlooking neighbouring properties from the decking and staircase.**

### **20/1659/FUL Flat 2, 8 Hawtrees**

**Proposal:** - Erection of single storey garage in existing garden for top floor flat.

**Members had no objections subject to Highways approval and subject to confirmation that the proposed garage will not cause a nuisance to nearby neighbours at numbers 2 and 3 Hawtrees i.e. that it will not affect their vehicle movements.**

### **20/1671/FUL Elangeni Loom Lane**

**Proposal:** - Demolition of existing dwelling & erection of replacement 6 bed detached dwelling with integral garage & lower ground accommodation with underground swimming pool and outdoor hot tub.

**Members had no objections to the application but noted that the 'Arboricultural Report' needs updating.**

### **20/1625/VOC 6 Loom Lane**

**Proposal:** - Application for variation of Condition 8 (plans) to allow for reduction in basement size and retention of hard landscaping to front boundary following grant of planning permission 18/2245/FUL

**Members had no objections to the reduction in the size of the basement but were unclear about what the 'retention of hard landscaping' relates to.**

### **20/1763/FUL Home Farm Aldenham Road Elstree**



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**Proposal:** - Erection of a yoga tent for a temporary period of two years  
**No objection.**

### **20/1765/HSE 54 Williams Way**

**Proposal:** - Demolition of existing porch and roof alterations to include gable alterations and 1 front dormer and 2 rear dormers

**Object:** -

**The proposal includes a large front window which is not typical of the bungalows in this area. This would not comply with Policy HD7.1 of the Radlett Neighbourhood Plan: -**

***'HD7.1 Development proposals which impact on any of the Radlett Bungalows identified identified on Policy HD7 Map for their individual and group value in contributing positively to local townscape character should protect or enhance this contribution.'***