



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 4th May 2020 at 2.30pm using video conferencing using www.zoom.us -- meeting id 845 8024 6620.

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

Officer: P Paley (Planning Officer)

189. Apologies for absence

An apology was received from P De Skuba.

190. 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.

None.

191. To confirm the Minutes and appendices of the meeting held on 20th April 2020

The minutes were confirmed by Cllr S Khawaja as a true record of this meeting.

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

There were no members of the public.

193. 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.

20/0536/PD42 7 Mornington Road

Proposal: - Single storey rear extension. Depth: 8m. Height: 4m
Eaves: 4m

This was noted.

194. Planning decisions by Hertsmere Borough Council

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

20/0259/HSE 8 Medow Mead (APC – No comments made - meeting inquorate)

20/0214/FUL 36 The Avenue (APC - No objection with concerns)



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The following application had been refused by Hertsmere Borough Council: -
19/1314/FUL 201 Watling St (APC – Objected)

195. Date of next meeting

The next Planning Committee meeting will commence at 2.30pm on Monday 18th May 2020. Please note that the time of the meeting is subject to change and will be confirmed nearer the date.

196. Planning Applications

There being no further business the meeting closed at 3.50pm

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

Planning applications discussed at meeting on 4th May 2020

20/0137/HSE Flat 19, Darnhills, Watford Road

Proposal: - Installation of lift from ground floor level to patio.

No objection.

20/0533/HSE 31 Homefield Road

Proposal: - Single storey rear extension

No objection.

20/0532/HSE Phillimore House Watling Street Elstree

Proposal: - Demolition of existing garage and erection of garage to be used as habitable room with mezzanine in roof space

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.

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.

20/0548/FUL 29B Loom Lane

Proposal: - Construction of a detached 5 bed house with accommodation at basement level to include access, parking and amenity space on land at 29B Loom Lane. (Revised Application to 19/0784/FUL)

Although, in principal, members do not object to development on this site, the design of the proposed house is out of keeping with the prevailing character of houses in the area.



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20/0555/HSE 9 Aldenham Ave

Proposal: - Demolition of detached double garage and construction of a two storey front and side extension to include Juliet balcony at rear elevation. Conversion of loft to habitable room to include three rear dormers.

Object: -

- a) **The proposal will result in overdevelopment of the plot in terms of bulk, height and mass.**
- b) **Whilst the drawings do not clearly show the boundary separation distances, members believe that the extension is less than one metre from the boundary at ground floor level and less than two metres from the boundary at first floor level. This does not comply with boundary guidelines as set out in the Hertsmere Planning and Design Guide E para.2, e, and para. 4, k. The proximity to the boundary also has the effect of reducing the sky gap between houses.**
- c) **The three dormers will give rise to overlooking the gardens of 2 and 4 Christchurch Crescent.**
- d) **Members believe that there will not be adequate parking spaces for a five bedroomed house.**
- e) **Lastly, members would expect the verdant nature of the frontage to remain to comply with section 3.2 'Housing & Design Principles' para. d and h, of the Radlett Neighbourhood Plan.**

20/0500/HSE 9 Hawthorne Road

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

Members had no objections to this application providing there is adequate parking available on site.

20/0564/HSE 1 Folly Pathway

Proposal: - Two storey front and rear extensions, and new rear patio.

No objection.

20/0567/HSE 14 The Ridgeway

Proposal: - Construction of single storey rear extension to include insertion of 3 x rear roof lights and alterations to fenestration (revised application from 20/0408/CLP).

No objection.