



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 17th February 2020 at 7.30pm in The Radlett Centre, 1 Aldenham Avenue, Radlett.

Present: Cllrs E Samuelson (Chairman), A Rubinson, J Lefton, H Jones, P De Skuba and G Taylor (co-opted member)

There were also six members of the public.

Officer: P Paley (Planning Officer)

155. Apologies for absence

Apologies were received from Cllrs S Khawaja and M Cherry.

156. 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, 20/0166/HSE 18 Folly Close, as the immediate neighbour is a relative.

157. To confirm the Minutes and appendices of the meeting held on 3rd February 2020.

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

158. 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 members of the public to speak.

One member of the public spoke regarding planning application number 20/0140/FUL, 7 Mornington Road.

Two members of the public spoke regarding planning application number 20/0156/FUL, Barn On Land Surrounding Kemprow Farm Kemprow Aldenham.

One member of the public spoke regarding planning application number 20/0154/HSE, 54 Newberries Ave.

Two members of the public chose to observe.

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



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159. For note: -

Appeals by Mr Alexander A F Pinkerton and partners, Mrs Justine Pinkerton, A F Pinkerton and partners.

Site Addresses: School Field, Blackbirds Farm, Blackbirds Lane, Aldenham, Radlett, Watford WD25 8BS and Blackbirds Farm, Blackbirds Lane, Aldenham.

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We have been notified that the County Council has received formal notification from the Planning Inspectorate that the Enforcement Notice appeals relating to the above have now commenced.

The appeals relate to an Enforcement Notice issued by Hertfordshire County Council regarding an alleged development carried out without planning permission.

This was noted.

160. 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.**

20/0160/LBC The Cat and Fiddle, 14 Cobden Hill

Proposal: - Change of use of Public House (Use Class A4) to GP Surgery/Cardiac Centre (Use Class D1). (Application for Listed Building Consent).

20/0157/LBC Barn On Land Surrounding Kemprow Farm Kemprow Aldenham

Proposal: - Restoration and conversion of Grade II listed barn and creation of landscaped courtyard. Erection of a single storey barn extension on the footprint of existing barn with glazed link, basement, and sunken terrace. Erection of new open sided car port and ground store. Demolition of buildings and structures and associated landscaping. (Application for Listed Building consent)

These were noted.

161. Planning decisions by Hertsmere Borough Council

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

19/1970/HSE 41 Aldenham Ave (APC – No objection)

19/1383/FUL 58A Watling St (APC – No objection)

19/1382/FUL 58A Watling St (APC – No objection)

19/1881/HSE 23 The Crosspath (APC – No objection)



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19/2018/HSE 22 Goodyers Ave (APC – Objected)
19/1870/HSE 22 Morgan Gardens (APC – Objected)
19/1987/HSE 11 The Heath (APC - No objection with comments)
19/1831/HSE 28 Letchmore Road (APC – Objected)

The following application had been refused by Hertsmere Borough Council: -
19/1960FUL High Cross Garage, High Cross, Aldenham (APC – No objection)

162. Date of next meeting

The next Planning Committee meeting will commence at 7.30pm on Monday
2nd March 2020

163. Planning Applications

There being no further business the meeting closed at 10.00pm.

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

Planning applications discussed at meeting on 17th February 2020

20/0114/VOC 36 The Ridgeway

Proposal: - Application for variation of Condition 6 (Plans) to allow for changes to design following grant of planning permission 19/1826/FUL.
No objection.

20/0118/HSE 73 Newberries Ave

Proposal: - Roof alterations to include insertion of front dormer following previously approved applications 18/0438/HSE & 18/2388/HSE.

Object: -

The dormer window in the front roof face would not accord with Hertsmere Planning and Design Guide E 6,g. In this part of Newberries Ave dormer windows are not a dominant or original feature of the street scene.

20/0122/VOC Kendal Hall Farm, Watling St

Proposal: - Application for variation of condition 2 (plans) to alter the access, layout and parking arrangements for the three residential units following grant of planning permission 15/0836/FUL.

Members had no objection to the road layout and access proposals. However, if a full application for two more additional houses is proposed by the developer, it will take the number of houses up to five dwellings. Therefore, provision for affordable housing should be included in the application before being submitted for consideration.



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20/0149/HSE 8 Park Road

Proposal: - Front single storey infill extension to outbuilding

Members had no objections to this application but would like a condition to be included, if the Officer is minded to approve it, that states that the outbuilding cannot be used as a separate dwelling.

20/0125/HSE 3 Regents Close

Proposal: - Demolition of existing garage and outbuilding and erection of new storage facility. Construction of two storey rear extension and single storey side extension to include insertion of roof lights to front & rear elevations.

Object: -

- a) The proposed extension will sit proud of the building line thereby breaching the 45 degree line with number 4.**
- b) The proposed extension will, to some extent, reduce the sky gap between the houses. A sky gap retains a sense of openness and may prevent a cramped form of development.**
- c) The pitched roof on the side is too close to the boundary.**

Members would also ask if the Officer could check that there is sufficient parking for the extended property as the proposal will entail the loss of the garage and some of the driveway. The feature of this road is the grass frontage to the properties. Members would wish to see the grass retained to preserve the street scene.

20/0140/FUL 7 Mornington Road

Proposal: - Demolition of existing house and garage and construction of a replacement detached 2 storey, 4 bed dwelling with integral garage to include basement level, self contained annexe at ground floor level and accommodation in the roof space.

Object: -

- a) This new proposal is comparable, in many respects, to the previous refused application. It would still result in overdevelopment of the plot in respect of height, mass and bulk. This would not accord with the design principles set out in 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,'

- b) The proposed new house would be three storeys whereas the neighbouring properties, in the road, are two storeys. As a result, it would be out of keeping and out of character with the street scene.**



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**Therefore, this application would not comply with Policy
SADM30 of Site Allocations and Development Management Plan:**

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'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,'

- c) Even with the revised plans, neighbours will still suffer a loss of privacy due to the large windows at the rear of the proposed property.**
- d) Both of the neighbouring properties have side windows in habitable rooms which rely on these windows as the main source of light. The light provided by the side (dining room) window at number 5 is the only source of light for that room. If the house is built at number 7, as proposed, the light for these neighbours will be severely affected.
For the reasons given in 'c' and 'd' above it would not comply with SADM 30 as, according to this policy, development will only be permitted if it is of a high quality design and, in order to achieve this, a development must:
'(ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook,'**
- e) The proposed house would be less than two metres to the boundary shared with number 5 Mornington Road, at first floor level. This does not comply with Hertsmere Planning and Design Guide E, para 4, k.**

Members commented that it was difficult to make a decision in determining if the plans complied with the 45-degree angle rule as there are no plans which show the footprint of the house alongside the footprints of the adjacent neighbours.

Members felt it was relevant to draw attention to the comments made by the Planning Inspector in respect of a previous planning application on this site. Planning application number 17/0081/FUL, was submitted in 2017 for a replacement dwelling. The application was for a similarly large building. Planning permission was refused and the subsequent appeal was dismissed by the Inspector. At the time, the Inspector considered that the development would be in conflict with the Hertsmere Site Allocations and Development Plan Policy SADM 30 as it requires that,



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'developments have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook'

The Inspector considered that the development *would* cause harm to the living conditions of neighbouring residents in respect of outlook.

For these and other reasons, this new scheme should not be given planning permission.

20/0154/HSE 54 Newberries Ave

Proposal: - Demolition of rear conservatory and detached garage and construction of 2 storey rear extension with juliette balcony and single storey side extension with integral garage. Roof alterations to include additional dormer to rear elevation and 3 roof lights to create additional accommodation within the roofspace

Object: -

- a) The proposed extensions will result in the loss of light to the kitchen at number 52 Newberries Ave, due to the double storey flank wall which will overshadow this neighbouring property. This would not comply with SADM 30 as, according to this policy, development will only be permitted if it is of a high quality design and, in order to achieve a high quality design, a development must:**

'(ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook,'

A previous planning application at this property had been refused due to the negative impact on the neighbouring property. The current proposal would have a similar effect and the same reasons for refusal are relevant today,

'this proposed extension by reason of its bulk and proximity to the neighbouring property would have an unacceptable and overbearing impact on the outlook no. 52 Newberries Ave thereby significantly detracting from the residential amenity currently afforded to this property.'

- b) The proposed windows in the side elevation could give rise to overlooking the neighbours house at number 52 Newberries Ave. If minded to approve the application, members would request that a condition be imposed to restrict opening of these windows and they should be made of obscure glass to preserve the privacy to number 52.**
- c) The proposed crown roof would not be typical in this part of Newberries Avenue so would not be in keeping with the street scene. This would not comply with the Site Allocations and Development Plan policy SADM 30. Development which complies with the policies in this Plan will be permitted provided it:**



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

20/0161/HSE 1 Homefield Road

Proposal: - Single storey rear extension (Amendment)

Members had no objection to the proposal but would request that the Officer checks that there is no breach of the 45 degree line.

20/0159/FUL The Cat and Fiddle, 14 Cobden Hill

Proposal: - Change of use of Public House (Use Class A4) to GP Surgery/Cardiac Centre (Use Class D1).

Members had no objection to the change of use but would want to be assured that the Heritage Officer is happy that the Grade 2 listing is respected in this Conservation Area.

Members noted that there was no parking plan included in the planning application.

As Cllr E Samuelson declared a non-pecuniary interest in the application for 18 Folly Close she left the room while members discussed this application.

20/0166/HSE 18 Folly Close

Proposal: - Two storey rear extension including new rear patio area and conversion of garage to habitable room

Members had no objection to this application subject to the Officer confirming that there is no breach of the 45 degree angle line on either side and the distance to the boundary, at first floor level, is two metres or more.

Members noted that number 19, the neighbouring property, is shown only on the site location plan but not, somewhat confusingly, on the other plans. Unlike the footprint of number 17, the other neighbour, which is shown on all the plans.

20/0156/FUL Barn On Land Surrounding Kemprow Farm Kemprow Aldenham

Proposal: - Restoration and conversion of Grade II listed barn and creation of landscaped courtyard. Erection of a single storey barn extension on the footprint of existing barn with glazed link, basement, and sunken terrace. Erection of new open sided car port and ground store. Demolition of buildings and structures and associated landscaping.

Members agreed to defer discussion on this application until the next planning meeting.

20/0171/HSE 9 The Grove

Proposal: - Construction of two storey front extension and two storey rear extension (Renewal of Planning Permission 17/0819/HSE).



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Members agreed to defer discussion on this application until the next planning meeting.