



## **ALDENHAM PARISH COUNCIL**

Minutes of the **Planning Committee** meeting held using video conferencing on Monday 20th April 2020 at 2.30pm. (Meeting id 882 5228 9790)

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

There were also five members of the public.

Officer: P Paley (Planning Officer)

### **180. Apologies for absence**

All Councillors were present.

### **181. 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 numbers, 20/0458/FUL, 20/0462/FUL, 20/0460/FUL, Edge Grove School, High Cross, as the Headmaster is a fellow Councillor. Cllr J Lefton declared a non-pecuniary interest in planning application number 20/0465/HSE, 7 Loom Lane.

### **182. To confirm the Minutes and appendices of the meeting held on 2<sup>nd</sup> March 2020 and 16<sup>th</sup> March 2020.**

The minutes were confirmed by Cllr S Khawaja as a true record of those meetings.

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

Cllr S Khawaja suspended standing orders and invited the members of the public to speak.

One member of the public spoke regarding two planning applications 20/0225/FUL and 20/0438/FUL, Former Abbeyfield Care Home 1-3 The Drive and also planning application 20/0444/FUL, Haberdashers Askes Boys School, Butterfly Lane, Elstree.

Two members of the public spoke regarding two planning applications 20/0225/FUL and 20/0438/FUL, Former Abbeyfield Care Home, 1-3 The Drive.



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One member of the public spoke regarding planning application 20/0443/FUL, 14 Letchmore Road.

One member of the public chose to observe.  
The members of the public were thanked and standing orders were resumed.

### **184. For note: -**

**The comments submitted for the applications considered on 6th April 2020.**

These were noted.

### **185. 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.**

#### **20/0463/LBC Edge Grove School, High Cross Aldenham**

**Proposal:** - Erection of a 2 storey extension to the existing sports hall to accommodate new changing room facilities. (Application for Listed Building consent).

#### **20/0459/LBC Edge Grove School, High Cross Aldenham**

**Proposal:** - Erection of a replacement rear extension and internal reconfiguration and alterations to existing stable block building. (Application for Listed Building Consent).

#### **20/0494/CLP 57 Goodyers Ave**

**Proposal:** - Conversion of loft to habitable space with associated roof alterations to include 2 x rear dormers and insertion of 2 x roof lights to front elevation. Construction of single storey rear extension and side extensions to include alterations to fenestration. Certificate of Lawful Development (proposed).

These were noted.

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

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

20/0125/HSE 3 Regents Close (APC – Objected)

20/0171/HSE 9 The Grove (APC – Objected)

20/0215/HSE Park House, Waterside (APC – No objection)

The following application had been refused by Hertsmere Borough Council: -



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20/0193/FUL Land Surrounding Kemprow Farm Kemprow Aldenham (APC – Had concerns and would be guided by Conservation Officer)

The following application had been withdrawn: -  
20/0156/FUL Barn On Land Surrounding Kemprow Farm Kemprow Aldenham (APC – Objected)

### 187. Date of next meeting

The next Planning Committee meeting will commence at 7.30pm on Monday 4th May 2020. Please note that the time of the meeting is subject to change and will be confirmed nearer the date.

### 188. Planning Applications

There being no further business the meeting closed at 4.10pm

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

### Planning applications discussed at meeting on 20<sup>th</sup> April 2020

#### **20/0439/HSE 35 Gills Hill**

**Proposal:** - Construction of part single, part two storey rear extension to include alterations to side and rear fenestration.

**No objection.**

#### **20/0438/FUL Former Abbeyfield Care Home 1-3 The Drive**

**Proposal:** - Re-instatement of former care home (Class C2) to residential to create 2 x 5 bed dwellings (Class C3) with associated amenity space and parking on Beech Avenue.

**No objection.**

#### **20/0225/FUL Former Abbeyfield Care Home 1-3 The Drive**

**Proposal:** - Demolition of former care home (Class C2) and redevelopment of the site to provide 14 x 2 bed residential units (Class C3) with access from Beech Avenue, basement car parking and landscaping. (Amended Plans Received 25/03/20)

**Object:** -

**The majority of Councillors agreed that the previous objections for the original application still apply to this amended application and that the changes made do not go far enough.**

**Object:** -



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a) In terms of height, mass and bulk, the proposed building would not be in keeping in the street scene. This would not comply with the Hertsmere Planning and Design Guide D para 2k) b *'The height, mass and bulk of new development should contribute to a harmonious street scene, generally reflecting the topography and scale of the street.'*

b) The proposed building would be too big for the size of the plot and would visually dominant in this location. This would not accord with the Hertsmere Planning and Design Guide D par 2k) c, *'as well as reflecting the overall height and mass of existing buildings around the site, proposals should also reflect and relate to the general proportions and storey heights of these buildings so as to appear less visually dominant.'*

c) The site of the proposed development is on a corner plot and the current design does not make a positive contribution to the area. This is not in accordance with the Hertsmere Planning and Design Guide D para 2c) f' *'The design of corner buildings and those at the end of a street are particularly important. The Council will expect to see a high quality of design in these locations and may resist proposals that do not take account of the site's importance to the streetscape.'*

The design of the proposed scheme would not make a positive contribution to the built environment and would not complement the particular local character of the area in which it is located. For these reasons, it would breach policy SADM30 of the Site Allocations and Development Management Plan.

In addition, Members are concerned that a tree subject to a TPO would have to be removed for access to the development. Also, the amenity space for the new residents would be minimal.

### **20/0454/FUL Taverners Back Lane Letchmore Heath**

**Proposal:** - Part single, part two storey rear extension with frosted balustrading

**As this house is in a Conservation Area, Councillors would strongly recommend referral of this application to the Heritage Officer and would have no objections subject to the approval of the Heritage Officer.**

### **20/0460/FUL Edge Grove School High Cross Aldenham**

**Proposal:** - Construction of a replacement 2 storey science classroom building.



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**Councillors would have no objections subject to the approval of the Heritage Officer.**

### **20/0462/FUL Edge Grove School, High Cross, Aldenham**

**Proposal:** - Erection of a 2 storey extension to the existing sports hall to accommodate new changing room facilities.

**Councillors would have no objections subject to the approval of the Heritage Officer.**

### **20/0458/FUL Edge Grove School, High Cross, Aldenham**

**Proposal:** - Erection of a replacement rear extension and internal reconfiguration and alterations to existing stable block building.

**Councillors would have no objections subject to the approval of the Heritage Officer.**

### **20/0443/FUL 14 Letchmore Road**

**Proposal:** - Demolition of existing house and construction of new 5-bed dwelling with accommodation at loft level to include Juliet balcony at rear first floor level and two rear dormers.

**Object:** -

- a) The proposed application will result in a house which looks taller than the approved plan.**
- b) The new house would be out of keeping with the rest of the road in terms of size and character and will result in overdevelopment of the plot. This would be a breach of policy SADM 30 of the Site Allocations and Development Management Plan**
- c) The distance to the boundary is inadequate in this area of generous and spacious plots. This would not comply with the policies set out in the Radlett Neighbourhood Plan, Housing and Design Principles para. HD 5 e., boundary spacing standards.**
- d) The wider house also reduces the separation between the houses with the effect of a reduction of the sky gap between the houses. This extra width added to the very large crown roof combine to result in a bulky, overbearing house. This effect is exacerbated by the location of the house on a steep slope in the road.**
- e) Also, the increased height and width of the new house which is on higher ground would dominate the house at number 12.**
- f) The dormer windows and Juliet balcony would give rise to overlooking the amenity space of the neighbours.**
- g) Members had concerns that the proposed side windows give rise to overlooking the bedrooms in No.12.**

### **20/0457/FUL The Old Engine Shed Brickfields Watling Street**



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**Proposal:** - Demolition of existing engine shed and erection of a 2 storey, detached, 3 bed dwelling to include associated parking, landscaping and ancillary works.

**Councillors would have no objections subject to the approval of the Heritage Officer.**

### **20/0450/HSE 4A Aldenham Ave**

**Proposal:** - Conversion of garage to habitable room, construction of a two storey rear extension, relocated front entrance and alterations to fenestration. Conversion of loft to habitable room with associated roof alterations to include an increase in ridge height, chimney removal and insertion of roof lights to all elevations.

**Object:** -

- a) **The style of the proposal is out of keeping with the rest of the street and would not result in high quality design. The proposed changes would not complement the particular local character of the area in which it is located. For these reasons, it would breach policy SADM30 of the Site Allocations and Development Management Plan.**
- b) **The crown roof is not a feature of the street scene and would again not comply with policy SADM30 of the Site Allocations and Development Management Plan.**
- c) **The proposal includes a significant increase in the height of the house, which, together with the crown roof may have a negative effect on the house next door.**
- d) **The proposed extension may be in breach of the 45 degree angle rule with the neighbouring house.**
- e) **The application proposes to pave over most of the front garden which does not comply with the Hertsmere Planning and Design Guide E which states that the overall landscaping scheme should 'retain as much of the garden planting as possible.'**

### **20/0465/HSE 7 Loom Lane**

**Proposal:** - Partial widening of existing driveway (Amended application)

**Councillors would be guided by the Tree Officer and, subject to his/her approval, would have no objections to this application.**

### **20/0444/FUL Haberdashers Askes Boys School Butterfly Lane Elstree**

**Proposal:** - Installation of a new footpath.

**No objection.**

### **20/0482/HSE 1 Wall Hall Lodge Wall Hall Drive Aldenham**



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**Proposal:** - Conversion of loft to habitable room with associated roof alterations to include insertion of side roof light. Construction of two storey side and rear extensions, new side entrance and alterations to fenestration.

**Object: -**

**This house is on the list of 'Locally Important Buildings' (number 130) and the proposals would result in overdevelopment of this historical cottage. The application proposes significant changes to this Heritage Asset which is also in a Conservation Area and next to the Green Belt.**