



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 3rd February 2020 at 7.30pm in The Radlett Centre, 1 Aldenham Avenue, Radlett.

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

Officer: P Paley (Planning Officer)

146. Apologies for absence.

Apologies were received from Cllrs S Khawaja and H Jones.

147. Declarations of interest on any item on the Agenda. None

148. To confirm the Minutes and appendices of the meeting held on 20th January 2020

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

149. 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.

150. To discuss the following: -

The St Albans City & District Council consultation in respect of the following application: -

Planning ref: - 5/2019/1846

Location: Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire Wd7 9Hq

Proposal: Additional and amended information - Erection of 232 dwellings with associated internal access roads and highway works, car parking, open space, landscaping, drainage and services.

We refer to the comments made by Aldenham Parish Council (APC) on planning application 5/2015/0990 where we supported the development of the site on a brownfield site, with comments.

Aldenham Parish Council asked for several considerations to be given to the impact of the new development on the following: -

- Lack of on-site shopping facilities leading to knock on effect on local shops in Radlett and Newberries Car Park
- More commuters at Radlett Station again with no extra car parking capacity.
- Harper Lane Bridge – junction and narrowness of bridge to support two-way traffic.
- Medical Facilities – the knock on effect on GP Surgeries, dental practices in Radlett, Park Street, London Colney and Shenley.

It is unclear as to whether these were taken into account.



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APC had also asked for Section 106/CIL contributions to be allocated to APC to allow APC to plan for and implement policies and processes to help mitigate the impact of the development on Radlett's limited services. We were advised that discussions on the Section 106 had already concluded and, as APC was not in the district of St Albans, APC could not benefit from any Section 106 agreement. APC would dispute that as the NPPF Section 106 guidelines state that the contribution should be to mitigate the impact on the local community which Radlett is.

Radlett's services are already going to be under stress to cope with the influx of what are 206 potential households, with their attendant demands on our limited infrastructure. Also, the huge problem with the delays and traffic jams at the Harper Lane/ Watling St junction was highlighted by the temporary traffic lights which were in place during roadworks around this site, which clearly demonstrated the negative impact of vehicle movements through the junction. The traffic jams and ongoing congestion, even at non-peak times, were horrendous. The residents were very vocal in their opposition of this method of controlling traffic, by their voluble comments on the subject on the Radlett Facebook page. Letters, emails and conversation with residents further enforced our view that a simple traffic light system at this junction will not be good enough going forward. It was only thanks to County Cllr Caroline Clapper's intervention that the scheme was postponed.

To add to this is the fact that although the footpath on Harperbury Lane, from the development to the bridge, has been greatly widened, there is, however, no safe way or designated footpath to cross the bridge.

We had suggested an expansion of the junction by the addition of a bridge, which could be for one lane of traffic, cycles and pedestrians, but this has come to nothing. A simple cycle/footway will not mitigate the increase of traffic through this already very busy junction

In closing, we strongly urge St Albans City Council and Herts County Council Highways to deal with the issue of the Harper Lane/Watling Street junction in the first instance and as a matter of urgency, as, without a comprehensive plan to reduce the traffic congestion pinch point of the bridge, local opposition to this scheme will only become more vocal.

Radlett's infrastructure and associated services will obviously be impacted, but the effects of this impact will be measurable only after the development is complete, and all 206 households are in place. APC believe the impact will be considerable enough for the current 206 household plan; for 232 households, it will be much worse.

In summary, Aldenham Parish Council requests that before St Albans Council grant any further consents on this site for additional housing and residents, the following issues are resolved: -

- The impact on the Harper Lane/ Watling St junction is assessed once the planned scheme is in place rather than relying on Consultants assessments.



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- The widened cycle route/footpath is completed with associated lighting.
- The provision of new educational and medical facilities is provided for.

151. 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.

20/0059/PD42 31 Homefield Road

Proposal: - Single storey rear extension Depth - 8m Height - 3.6m Eaves - 3m

20/0105/PD42 57 Goodyers Ave

Proposal: - Construction of single storey rear extension. Depth 8m Height 3.6m Eaves 2.63m

These were noted.

152. Planning decisions by Hertsmere Borough Council

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

- 19/1704/FUL Little Delrow, Summerhouse Lane, Aldenham (No objection)
- 19/1143/HSE Little Orchard, The Warren (No objection)
- 19/1901/VOC 45 Homefield Road (APC – Objected)

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

- 19/1867/FUL 12 Homefield Road (APC – Objected)

The following application has gone to appeal: -

- 19/1226/HSE Greystones, The Warren (APC – No objection in principle)

The following application had been withdrawn: -

- 19/1862.HSE 7 Loom Lane (APC – Comments made)

153. Date of next meeting

The next Planning Committee meeting will commence at 7.30pm on Monday 17th February 2020

154. Planning Applications

There being no further business the meeting closed at 8.45pm

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



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Planning applications discussed at meeting on 3rd February 2020

19/1791/FUL 59 Aldenham Ave

Proposal: - Demolition of existing chalet bungalow and erection of new detached 6-bed dwelling with accommodation in the roof space to include 2 rear dormers and 10 rooflights to side elevations (Part-Retrospective Application) (Amended & Additional plans received 17.01.20 showing distance to boundary with number 61).

Object: -

Members agreed that their previous comments still stand and see no reason why the granted application should be changed.

a) The application breaks the two metre rule at second floor level, Hertsmere Planning and Design Guide D para. 2n, e;

'In all cases where bungalows are replaced by taller buildings, a minimum 2m gap should be maintained between the side elevations of the buildings and the property boundary.'

b) The removal of the garage reduces the parking spaces to three which is insufficient for a six bed property.

c) In terms of bulk and mass, the proposed development does not accord with the Hertsmere Core Strategy 2013 or policy SADM 30 of the Site Allocations and Development Management 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.

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, urban form; and

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

20/0033/HSE 12 Links Drive

Proposal: - Conversion of garage to habitable room, part single, part two storey front, side and rear extensions. Conversion of loft to habitable room to include an increase in ridge height, rear dormer, insertion of roof lights to side and rear elevations. Installation of raised decking with glass balustrade. Alterations to fenestration.

Object: -

a) The proposed extensions and alterations to this house would increase its size to such an extent that it would be an overdominant addition to the street scene. This proposal would therefore be in breach of policy SADM 30 of the Site Allocations



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and Development Management Plan in terms of excessive height, mass and bulk:

'a development must:

(i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form;'

b) The proposed extensions would also result in overdevelopment of the site.

c) The extended house would be too close to the boundaries of both neighbouring properties. This would result in a breach of the two metre rule at first floor level on both sides and more particularly on the boundary shared with number 10 Links Drive. Hertsmere Planning and Design Guide E par 4, k:

'two storey side extensions should be located a minimum of two metres away from the side boundary – regardless of the position of any existing ground floor extension or garage to be replaced.'

d) The proposed dormer window in the rear roof space is overly large resulting in an overdominant feature. This is not in accordance with the Hertsmere Planning and Design Guide E para 6, f:

'Dormers should be as small as possible and should generally be located in the rear roof slope. As a general rule, the Council will resist dormers that take up more than 60% of the roof face.'

20/0087/VOC 50 Newlands Ave

Proposal: - Application for variation of condition 11 (plans) to allow for design changes to the elevations and roof following grant of planning permission 19/0371/FUL.

Members had no objection to this application as it is a much improved design.

20/0077/HSE 8 Park Road

Proposal: - Conversion of loft to habitable room to include rear dormer with Juliet balcony.

No objection