



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 7th June 2021 at 7.30pm in The Radlett Centre, 1 Aldenham Avenue, Radlett.

Present: Cllrs M Cherry (Chairman), E Samuelson, A Rubinson, C Diskin, S Khawaja and G Taylor (co-opted member).

Officer: P Paley (Planning Officer)

There were also two members of the public.

A G E N D A

411. Election of Chairman

Cllr M Cherry was nominated by Cllr J Lefton and seconded by Cllr A Rubinson. There were no other nominations, and as Cllr M Cherry accepted the nomination he was duly elected.

412. Apologies for absence.

All members were present.

413. 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.

Cllr M Cherry declared a pecuniary interest in planning application number 21/1072/FUL, Garages Rear Of 23 To 25 Park Road, as he is the applicant.

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 21/1124/FUL, 22 Newlands Avenue, as she knows the neighbours of the site.

414. To confirm the Minutes and appendices of the meeting held on 17th May 2021.

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

415. 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.

The members of the public spoke about planning application number 21/1118/VOC, 26 Oakridge Avenue.

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

416. Election of Vice Chairman



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Cllr S Khawaja was nominated by Cllr M Cherry and seconded by Cllr A Rubinson. There were no other nominations, and as Cllr S Khawaja accepted the nomination he was duly elected.

417. Review of Terms of Reference

Members reviewed the Terms of Reference and made the following changes: -

Bullet point 4: - Members of the public are welcome to attend and make representations at the meeting on any item on the agenda.

Bullet point 5: - There will be a nominated membership of six Parish Councillors, a minimum of three members constitutes a quorum. Due to the fact that this committee has to meet response deadlines, where the committee is likely to be close to quorate or below, the Chairman and planning officer will contact other councillors to enquire as to whether they can substitute and the substitute will have voting rights.

Bullet point 7: - The Committee shall be responsible to the Parish Council for:

- Responding to Planning Applications (but see note below) and Licensing Applications to which the committee sees fit (giving the committee the option not to have to respond to all applications).
- Responding to Appeals. The Officer will resend the comments of the Committee if requested.
- Responding to Consultation Documents involving planning and transport.
- Responding to Consultation Documents involving public rights of way.
- Unless a member of the Committee requires otherwise, the Committee will no longer respond to Planning Applications for Certificate of Lawful Development Existing (CLE) or Certificate of Lawful Development Proposed (CLP) as APC comments are not taken into account when determining these applications.
- The Committee will no longer respond to Planning Applications for Listed Building Consent (LBC) but will be guided by the Conservation Officer at HertsmereBC.

418. To renew the membership of this committee of G Taylor as a co opted non- voting member.

The membership of G Taylor as a co-opted non-voting member of the committee was renewed.

419. 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.



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21/1001/CLE Annexe At 1 Medburn Cottages Watling Street Elstree

Proposal: - Change of use of former annexe to form separate dwelling house (Use Class C3) for a period of more than 10 years. Certificate of lawful development (Existing).

This was noted.

21/1057/CLP 26 Woodfield Road

Proposal: - Conversion of garage to habitable room. Certificate of Lawful Development (Proposed).

This was noted.

21/1103/PD56AD 52 Links Drive

Proposal: - Construction of additional storey to existing residential dwelling

Object: -

This bungalow is one of the bungalows identified in the Radlett Neighbourhood Plan (Inset map 2). Members object to the application on the grounds that it is in breach of policy HD7 of the Radlett Neighbourhood Plan and the proposal to add an additional storey to the bungalow will not comply with this policy: -

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

Also,

'Applications shall respond positively to and be in keeping with key features typical of local bungalows and their setting while adapting to current building, access and energy efficiency standards.'

Members would also question whether this building has not been previously extended in the past by the addition of dormers in the roof. This may have an effect on whether the application can be made under permitted development rules.

420. Planning decisions by Hertsmere Borough Council

The following applications were approved by Hertsmere Borough Council: -

20/1763/FUL Home Farm, Aldenham Road, Elstree (APC – No objection)

21/0518/HSE 40 Newberries Ave (APC – No objection with condition)

21/0588/HSE 49 Gills Hill Lane (APC – No objection with condition)

21/0499/HSE Tudor Lodge, 3 The Sycamores (APC – No objection)

21/0623/HSE 10 Meadow Mead (APC – No objection)

21/0516/HSE 2 Malthouse Place, Newlands Ave (APC – No objection with condition)

20/2068/VOC Former Abbeyfield Care Home, 1-3 The Drive (APC – No comment)



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21/0652/FUL 1 & 2 Sidney Cottages, Aldenhams Road, Elstree (APC – No objection)

20/1980/FUL The Three Horseshoes, The Green, Letchmore Heath (APC – No objection with condition)

The following application has been withdrawn: -

21/0631/FUL Adelaide Lodge, High Cross, Aldenhams (APC – Objected)

21/0737/HSE 3 Cary Walk (APC – No objection with condition)

421. Date of next meeting

The next Planning Committee meeting will commence at 7.30pm on Monday 21st June 2021.

There being no further business the meeting closed at 9.22pm.

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

422. Planning Applications

21/0997/HSE 9 The Drive

Proposal: - Conversion of existing garage to habitable space (leisure room & store) with glass link extension from garage to dwelling, insertion of 2 x front roof lights and alterations to fenestration

No objection.

21/0297/HSE 21 Letchmore Road

Proposal: -Part single, part two storey rear extension, conversion of garage to habitable room and alterations to the roof to include raising the ridge height, conversion of loft to habitable room with juliette balcony, 2 front and 2 rear dormers. (Amended Description 12/05/2021)

Object: -

a) The application includes the addition of front dormers which do not accord with the guidelines in the Hertsmere Planning and Design Guide E para. 6, g: -

'The Council will resist dormers within the front roof face unless they are a dominant or original feature of the street scene.'

a) The proposed roof will be too bulky and as a result of the increase in the ridge height, the hips will be too steep. This would not comply with the Hertsmere Planning and Design Guide E para 3.h: *'The angle of the roof pitch should generally reflect the angle of the main roof slope; if the roof pitch is too steep the scheme is likely to be refused.'*

21/0990/HSE 11 Gills Hill Lane



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Proposal: - Conversion of loft to habitable room to include increase in ridge height with 2 x front & 3 x rear dormers, construction of part single, part two storey front extension and single storey rear extension with associated roof alterations, new vehicular and pedestrian entrance with associated landscaping and alterations to fenestration.

Object: -

- a) **The proposal includes the addition of front dormers which do not accord with the guidelines in the Hertsmere Planning and Design Guide E para. 6, g: -**
'The Council will resist dormers within the front roof face unless they are a dominant or original feature of the street scene.'
- b) **The proposed front extension will not comply with the Hertsmere Planning and Design Guide E para. 5.a: -**
'Front extensions that are larger than a porch will be refused if they stand out as bulky, out of character or adversely change the appearance of house and street'
- c) **The proposed front boundary treatment would not be in keeping with the prevailing street scene and thus would not be in line with the Radlett Neighbourhood Plan Design code c and h. Where gates require planning permission, they should: -**
'respect local character and do not dominate their surroundings.'
Also, that boundary treatments should: -
'reflect the prevailing character of boundaries, with special attention to retaining open character and green hedges, and avoiding boundaries that appear unduly dominant.'
- d) **The proposed extensions would be too close to the boundary. This would not comply with the Hertsmere Planning and Design Guide E para. 2, e: -**
'In locations where there is a significant separation between buildings this should be retained. As such single storey side extensions should be located a minimum of 1 metre away from the side boundary.'
- e) **The proposed extensions will result in an incongruous form of development at this house.**
- f) **There will be insufficient parking for the increased size of the house.**

21/1033/FUL Land South West Of Theobald Street

Proposal: - Erection of two bridges

Members had no objections providing the bridges are maintained for agricultural purposes.

21/0210/HSE 37 Battlers Green Drive

Proposal: - Demolition of existing side outbuilding and construction of part single, part two storey rear extension and two storey side extension to



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include removal of brick flue, insertion of 4 x roof lights, new front entrance canopy and alterations to fenestration

Following the submission of amended plans, members now withdraw their previous objections.

21/1067/HSE 26 Loom Lane

Proposal: - Single storey side extension, part single/part two storey side extension, and first floor rear extension.

Members had no objections subject to the satisfaction of the Tree Officer.

21/1098/HSE The Sycamores The Warren

Proposal: - Construction of part single, part two storey front, side & rear extensions, new front porch, fenestration & facade alterations to include insertion of roof light to front elevation and 2 x Juliet balconies to rear elevation.

Members had no objections subject to the recommendations of the tree officer.

21/1106/HSE 25 Canons Close

Proposal: - Part single, part two storey side and two storey rear extensions. Conversion of loft to habitable room with rear dormer and front and side rooflights.

Members did not object provided the 45-degree angle rule is not breached but, as this is not marked on the plans, it is difficult to verify.

21/1118/VOC 26 Oakridge Avenue

Proposal: - Application for variation of Condition 2 (Plans) to allow for changes to roof and fenestration following grant of planning permission 20/1380/HSE.

Object: -

- a) The proposals will result in significant changes to the look of the property. This includes changes to the style of the windows and removal of the chimney stack. These changes which will be out of keeping with the style of the house.**
- b) In addition to the above, this proposal will result in a change in the roof profile as it will include a dormer as well as three rooflights.**
- c) The increased habitable living space will have an impact on the car parking space at the property which may not comply with current guidelines.**
- d) This amended plan would breach the two metre (to the boundary) rule at first floor level. This would not comply with the Hertsmere Planning and Design Guide E para. 4, k: -**



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'Proposals in these areas should ensure that two storey side extensions should be located a minimum of 2 metres away from the side boundary'

The spacing is now less than the previous approved scheme.

21/1124/FUL 22 Newlands Avenue

Proposal: - Demolition of existing detached dwelling, erection of replacement detached, two storey dwelling with integral garage to include basement level, accommodation in the roof space, and erection of outbuilding, covered seating and BBQ area to rear garden to include associated landscaping, access, parking and bin store.

Members had no objections to the building as there is a precedent for this style of house in the road. However, members are not satisfied with the front boundary treatment for the following reasons: -

a) The pillars and fencing are too high and the gates are not set back from the boundary. This would not be in line with the Hertsmere Planning and Design Guide E paragraph 7, k which states that: - *'they should be set back from the street, modest in scale,'* Also, this boundary treatment would not accord with the housing and design policies set out in the Radlett Neighbourhood Plan section 3.2 item c. which aims to ensure that gates and entrances requiring planning permission should respect local character and not dominate their surroundings.

21/1018/VOC Battlers Green Farm Common Lane

Proposal: - Application for variation of condition 3 to allow for changes to drainage scheme following grant of planning permission 18/1121/FUL.

No comment.

21/1058/HSE 5 Kestrel Close Watford

Proposal: - Erection of a single storey rear conservatory.

No comment.

21/1050/HSE 28 Newlands Avenue

Proposal: - Installation of 2 pairs of metal entrance gates to existing driveway to include new masonry wall with metal railings and masonry piers to front boundary.

In principle, members did not object to this application but agreed that the gates and piers need to be lower with more vegetation planted to soften the hard features. This would be necessary to comply with the Radlett Neighbourhood Plan Design code 3.46, c and h. Where gates require planning permission, they should: - *'respect local character and do not dominate their surroundings.'* Also, that boundary treatments should: -



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'reflect the prevailing character of boundaries, with special attention to retaining open character and green hedges, and avoiding boundaries that appear unduly dominant.'

21/1105/HSE 29 Watford Road

Proposal: - Construction of a new front porch

No comment.

21/1094/FUL 11A Beaumont Gate

Proposal: - Conversion of loft to create additional office space at 3rd floor level to include 2 rear dormers and 2 front roof lights.

No comment.

Cllr M Cherry left the meeting before the discussion of this final application as he had declared a pecuniary interest in the application.

Cllr S Khawaja took over the meeting from this point.

21/1072/FUL Garages Rear Of 23 To 25 Park Road

Proposal: - Redevelopment of site with demolition of existing garages, erection of 1 x detached and 2 x semi-detached dwellings (3 x 3 bed) to include basement level parking and garage, associated vehicular and pedestrian access and landscaping.

Object: -

- a) The proposed houses would only have a third of the recommended amenity space for the size of the houses.**
- b) The habitable rooms of the proposed houses look onto blank walls. This would not comply with the Hertsmere Planning and Design Guide D para.9.2.2 a: -
*'New development should be designed so that residential outlook is not unduly affected. Windows serving habitable rooms should not look directly onto nearby blank walls.'***
- c) The Juliet balconies at first floor level and the dormers at second floor level would give rise to overlooking to the residents of the new properties. This would not comply with Hertsmere Planning and Design Guide D para.9.2.2 b: -
*'The design of new buildings should ensure a reasonable level of privacy for the intended occupants and for the occupants of adjoining properties by avoiding overlooking.'***
- d) The parking provision for the development seems low for all houses.**
- e) The front dormer windows may give rise to overlooking the gardens of the houses in Park Road. This would be in breach of Policy SADM 30 of the Hertsmere Site Allocations and Development Management Plan: -**



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***'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, privacy,
light, nuisance and pollution.'***