



DRAFT Minutes Planning Committee

Date 08/01/2024
Time 19:30 - 21:30
Location Meeting Room 2 at The Radlett Centre, 1 Aldenham Avenue, Radlett, Hertfordshire, WD7 8HL
Chair Cllr S Khawaja
Attendees Cllrs E Samuelson, C Woolf, S Ali, S Benjamin & G Taylor (Co-Opted Member)
Officer S Heighton (Admin – OS)

Plus 25 members of public

1 Apologies for absence

Minutes:

All members were present.

2 Declarations of interest on any item on the Agenda

Minutes:

None.

3 To confirm the Minutes and appendices of the meeting held on Monday 18th December 2023

Minutes:

The minutes of the meeting were confirmed and signed by Cllr S Khawaja as a true record of that meeting.

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

Minutes:

Cllr S Khawaja suspended standing orders so that members of the public could address the Committee. Thirteen members of the public raised concerns regarding agenda item 5.c, 23/1736/FUL Craigmount, Radlett. Twelve members of the public raised concerns regarding agenda item 5.f, 23/1762/FUL, Land Adjacent to 1 and 3 Thelusson Court, Woodfield Road, Radlett. Members asked questions for clarification before the members of the public were thanked for their attendance and standing orders were then resumed. It

was then decided that agenda item 5.c, would be spoken about first followed by agenda item 5.f.

5 Planning Applications

5.a 23/1714/HSE - West Greystones, The Warren, Radlett - Proposal: Front boundary works to include removal of existing fence and gate, retention of existing retaining wall and erection of new brick piers, facade, iron railings and entrance gates

Minutes:

No Objection.

5.b 23/1734/VOC - 49 Loom Lane, Radlett – Proposal: Application for variation of condition 2 (plans) to allow for footprint and facade alterations following grant of planning permission 23/0170/FUL

Minutes:

No Objection - pending approval by Place Services and an arboricultural report.

5.c 23/1736/FUL - 1 - 44 Craigmount, Radlett – Proposal: Construction of an additional level to each of the eight blocks creating 8 x additional dwellings (4 x 2-beds, and 4 x 3-beds) with associated refuse storage and car and cycle parking

Minutes:

Object --

a) The timing of this application is considered unsympathetic as it was made just before Christmas. This meant the affected residents did not have much time to get expert opinions on the proposal.

b) The residents of Craigmount were not consulted.

c) There are insufficient parking spaces for the additional dwellings and the public roads surrounding the proposal are in a controlled parking zone (CPZ).

d) This application does not comply with SADM30 Design Guide E, in terms of mass and bulk, and is considered to be an overdevelopment of the site, and the roof will appear out of proportion with the lower two floors.

d) The proposal is not suitable for people with mobility issues or a disability as no lifts have been included in the application and it will be difficult for them to manage at least 3 flights of stairs. This is contrary to Part M para, 3.21 of the building

regulations.

e) The waste management of the site will also have the same concerns with there being no lifts included, as rubbish will need to be brought up and down by hand.

f) The biodiversity of the site would be affected negatively.

g) This application is contrary to the Radlett Neighbourhood Plan Policy GA1 - Walking and Cycling Networks, as the cycle routes will need to be improved.

h) Considering the number of objections and all policy contraventions, APC will be asking the Borough Councillors to call this application into Hertsmere's Full Planning Committee.

5.d 23/1769/HSE - 7 Loom Lane, Radlett – Proposal: Single-storey side and rear extension, first-floor bay window, conversion of loft to habitable space including rear dormer and 9x roof lights, front porch canopy and alterations to fenestration. Erection of front gates, detached garage and single-storey outbuilding in the rear garden

Minutes:

Object -

a) The proposal is in a Conservation Area.

b) The front gates are not in keeping with the street scene which contravenes the Radlett Neighbourhood Plan, Design Code C - Gates and Design Guide D.

c) The proposed treatment of the entrance and removal of the flint stone wall does not support the street scene.

d) The arboricultural survey does not contain a tree constraints plan.

e) No measurements are given for the spacing to the boundary for the proposed office/outhouse.

f) This proposal is contrary to Design Code H - Highway Boundaries, HD3 - Respecting and Enhancing Local Townscape and Landscape Character and Patterns and HD5 - Healthy High-Quality Trees and Hedges of the Radlett Neighbourhood Plan.

5.e 23/1773/HSE – 3 Nightingale Close, Radlett – Proposal: Alterations to fenestration to include enlargement of rear ground floor windows to provide 2x french doors, replacement of existing first floor rear windows, partial infill of door to side elevation, insertion of ground floor side windows and front porch extension

Minutes:

No Objection.

5.f 23/1762/FUL - Land Adjacent To 1 And 3 Thelusson Court, Woodfield Road, Radlett – Proposal: Construction of 4 x 3-bed residential dwellings with habitable loft accommodation to include associated parking, amenity, landscaping and cycle store. (Revised application.)

Minutes:

Object --

a) As there is a loss of amenity between the flats and houses, this would be in breach of SADM30 in terms of scale, mass and bulk.

b) There are insufficient parking spaces for the amount required for this proposal as the garages currently owned by the residents are inadequate and not fit for modern cars. There will also be no visitor/worker spaces available. New residents would not be able to apply for CPZ permits.

c) The loss of biodiversity where there will be loss of trees, will affect the wildlife of the area which is in breach of SADM10.

d) Residents have strong views regarding the biodiversity such as owls, bats and amphibious creatures. A full ecological survey should be carried out before this application is approved.

d) There is a potential flooding risk to the site as there are natural inclines in the land.

e) It is not surplus land as the residents maintain the gardens and have a 999-year lease. The National Planning Policy Framework (NPPF) also makes it very clear that land built up in areas such as private residential gardens should not be built upon and there is no presumption in favour of development on garden land.

f) There has been insufficient consultation with the residents, as this application was made just before Christmas.

g) The proposal is contrary to several policies in the Radlett Neighbourhood Plan, namely -

(i) HD3 - Respecting and enhancing the local townscape and landscape character and patterns

(ii) HD4 - Development of Garden land

- (iii) HD5 - Healthy high-quality trees and hedges
- h) The residents of Thelusson Court have paying for the maintenance of the gardens for years.
- i) Considering the number of objections and considering all policy contraventions, APC will be asking the Borough Councillors to call this application into Hertsmere's Full Planning Committee.

**5.g 23/1758/HSE - 18 The Close, Radlett – Proposal:
Conversion of loft to habitable space with hip-to-gable roof alterations to include rear dormer with 2 x roof lights, insertion of solar panels and 3 x roof lights to front elevation, and internal alterations**

Minutes:

Object -

- a) Considering the additional bulk represented by the hip-to-gable alteration, the proposals would have a significant impact on the street scene. The ridge length is appreciably wider than the attached neighbour's, and the roof-lights are non-symmetrically arranged with the solar panels. The rear dormer appears to be excessive and measures greater than 60% of the proposed roof slope and the drawing misrepresents the existing neighbour's dormer when compared with the satellite aerial view.
- b) Overall, the proposals appear to over-develop this semidetached dwelling with bulk and top-heavy massing, and in a way that could harm the street scene and be out-of-keeping with the area.
- c) These roof proposals could be seen as poor design under the terms of SADM30.

**5.h 23/1340/HSE - 8 Shenley Hill, Radlett – Proposal:
Construction of a part single, part two storey rear extension, first floor side extension and alterations to fenestration. Conversion of loft to habitable space with associated roof alterations to include side and rear dormer windows and insertion of roof lights to both side elevations. Front landscaping works to include installation of glass balustrade with raised entrance area and associated steps**

Minutes:

Object --

- a) This application does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk which contributes to an overbearing development of the site.
- b) The construction is too close to the boundary with both

neighbours.

c) The utility room would be directly on the boundary.

d) The side/rear dormer windows would lead to overlooking the neighbours.

6 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

- 6.a 23/0396/HSE - 47 Battlers Green Drive, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 6.b 23/1097/HSE - 19 The Grove, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.c 23/0570/FUL - 9 Newlands Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.d 23/1536/HSE - 7 Beech Avenue, Radlett – HBC decision was Refuse Permission – APC comment was No Objection**
- 6.e 23/1512/HSE - Waterside Lodge , Waterside, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 6.f 23/1505/HSE - 2 Oakridge Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.g 23/1517/HSE - 2 Oakridge Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.h 23/1152/FUL - The Three Compasses, Pegmire Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was Object**
- 6.i 23/0739/HSE - 9 Medow Mead, Radlett – HBC decision was Refuse Permission – APC comment was Object**
- 6.j 23/1574/HSE - 5 Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was No Objection**

7 Date of next meeting Monday 22nd January 2024

Minutes:

The date of next meeting Monday 22nd January.

There being no further business the meeting closed at 9.30pm.

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

DRAFT