



## **DRAFT Minutes Planning Committee**

**Date** 01/07/2024  
**Time** 19:30 - 21:30  
**Location** The Radlett Centre, 1 Aldenham Avenue, Radlett WD7 8HL  
Meeting Room 2  
**Chair** Cllr S Khawaja  
**Attendees** Cllrs E Samuelson, C Woolf, S Howard, S Benjamin & G  
Taylor (Co-Opted Member)  
**Officer** S Highton (Admin OS & Planning)  
There were also 2 members of public present

### **1 Apologies for absence**

*Minutes:*

All members were present.

### **2 Declarations of interest on any item on the Agenda**

#### **2.a Disclosable pecuniary interests they or their spouse/partner have in any matter which is to be considered at this meeting**

*Minutes:*

None.

#### **2.b Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting.**

*Minutes:*

Committee members declared a non-pecuniary interest in agenda item, 5.e, 24/0692/OUTEI, Land South of Elstree Road and East of Heathbourne Road, Bushey Heath as this land backs onto the Gravel Allotments which APC own.

### **3 To confirm the Minutes and appendices of the meeting held on Monday 17th June 2024**

*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 present could address the Committee. Two members raised concerns about agenda item 5.a, 24/0306/HSE, 18 Craigweil Avenue, Radlett. Members of the Committee asked questions for clarification before the members of public were thanked for their attendance and standing orders were then resumed.

**5 Planning Applications**

**5.a 24/0306/HSE - 18 Craigweil Avenue, Radlett – Proposal: Part Retrospective application for: patio with outdoor kitchen, sunken seating area and hydrotherapy pool, pump and acoustic housing, boundary fencing to the side and rear**

*Minutes:*

Object --

- a) The pump house is too close to the boundary at the rear of the garden.
- b) The outdoor kitchen/BBQ area is on the boundary with No 20, and the sunken seating area and the hydrotherapy pool are on the boundary with No 16. This breaches Design Code E.
- c) This proposal is contrary to SADM30, in terms of high-quality design.

**5.b 24/0750/FUL - Park House , 5 Park Avenue, Radlett – Proposal: Demolition of existing dwelling, garage and summerhouse, and construction of replacement single storey 4x bed dwelling with associated landscaping**

*Minutes:*

No Objection

**5.c 24/0761/HSE - 4 Christchurch Crescent, Radlett – Proposal: Part single, part two storey rear extension (upper floor as dormer extension) following demolition of existing rear extension, alterations to fenestration to include addition of new portal window in existing flank wall, lowering of existing chimney stack height, and extension to existing front porch**

*Minutes:*

No Objection

- 5.d      24/0771/HSE - 21 Folly Close, Radlett – Proposal:  
Demolition of existing garage and construction of single  
storey side extension to include 1x rooflight**

*Minutes:*

No Objection

- 5.e      24/0692/OUTEI - Land South Of, Elstree Road And East  
Of Heathbourne Road (site HEL355/B4), Bushey Heath –  
Proposal: Outline application (with all matters reserved  
except access) to reclaim a previous landfill site to  
create a phased Intergenerational Continuing Care  
Community development based on principles of social  
prescribing and Age Friendly place-making. The  
development will comprise of: a range of types and  
tenures of C2 and C3 residential units; C2 care facilities;  
clubhouse building; other buildings and lifestyle facilities  
providing a range of Class E, F1, F2 and sui generis uses;  
open spaces, park and natural green spaces, play and  
outdoor sports facilities, community growing facilities  
and ancillary Class E and F2 amenities; a new transport  
hub and related transport facilities, together with  
associated vehicular means of access, parking, cycle  
routes and footpaths; and infrastructure works to  
provide drainage, utilities and associated services**

*Minutes:*

Object --

This site is on the Metropolitan Green Belt and special  
circumstances need to be proven.

- 5.f      24/0730/HSE - 45 Newberries Avenue, Radlett –  
Proposal: Single storey side and rear extension with part  
pitched roof, conversion of loft to habitable space with  
rear dormer and 2x rooflights, and associated roof  
alterations, including removal of chimney stack;  
demolition of existing detached single garage, car port  
and shed followed by construction of detached double  
garage with pitched roof**

*Minutes:*

Object --

This is one of the protected bungalows in the Radlett  
Neighbourhood Plan so is contrary to policy HD7 - The Radlett  
Bungalows.

**5.g 24/0796/HSE - 73 Newberries Avenue, Radlett – Proposal: Demolition of 4x outbuildings at rear of the dwelling and erection of replacement two storey outbuilding**

*Minutes:*

Object --

- a) The outbuilding will be too close to the rear boundaries.
- b) The building is too high at 5.3m.
- c) This proposal is contrary to SADM30 in terms of good quality design.

**5.h 24/0792/VOC - 49 Loom Lane, Radlett – Proposal: Application for variation of condition 2 (plans) and 12 (vehicular and pedestrian access) to allow for retention of existing double vehicular entry/exit to the site following grant of planning applications 23/1734/VOC and 23/0170/FUL**

*Minutes:*

Object --

Members agree with the Highways Officer that the gates need to be set back from the road.

**5.i 24/0737/HSE - 17 Rendlesham Avenue, Radlett – Proposal: Single storey rear extension. (Amended plans received 25/06/2024)**

*Minutes:*

No Objection - subject to the glass being obscure where necessary.

**6 Planning decisions by Hertsmere Borough Council**

*Minutes:*

These were noted.

**6.a 24/0639/HSE - 46 The Ridgeway, Radlett – HBC decision was Grant Permission – APC comment was No Objection**

**6.b 23/0635/FUL - South Medburn Farm, Watling Street, Elstree, Borehamwood – HBC decision was Grant Permission – APC comment was No Objection**

**6.c 24/0196/HSE - 9 Aldenham Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object**

- 6.d      24/0380/VOC - Kendal Hall Farm , Watling Street,  
Radlett – HBC decision was Grant Permission – APC  
comment was Object**
- 6.e      24/0490/HSE - 35 The Crosspath, Radlett – HBC  
decision was Grant Permission – APC comment was  
Object**
- 6.f      24/0329/HSE - 31 Beech Avenue, Radlett – HBC decision  
was Grant Permission – APC comment was Object**
- 6.g      24/0557/HSE - 19 Gills Hill, Radlett – HBC decision was  
Grant Permission – APC comment was No Objection**
- 6.h      24/0493/FUL - Jade House, Common Lane, Letchmore  
Heath, Watford – Application Withdrawn**

**7      Date of next meeting Monday 15th July 2024**

*Minutes:*

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

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