

## Bundle Planning Committee 23 May 2022

### Agenda attachments

Front sheet for Planning Committee 23rd May 2022.docx

- 1 Apologies for absence.
- 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
- 2.b Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting.
- 3 To confirm the Minutes and appendices of the meeting held on 9th May 2022  
Planning\_Committee\_minutes\_9\_May22.docx
- 4 To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1 d.
- 5 To decide on what action to be taken following the notification of the appeal by Mr S Wheeler regarding application to install a renewable led energy generating station including ground mounted photovoltaic solar panels etc on land north of Butterfly Lane and west of Hillfield Lane and surrounding Hillfield Farm  
to decide on action following appeal re solar plant --Ag Item 5 --May 22.pdf
- 6 Planning Applications
- 6.a 22/0698/FUL – 1 Aldenham Grove, Radlett – Proposal: Installation of 1.2m high black wrought iron sliding gates and railings.
- 6.b 22/0708/HSE - 27 The Crosspath Radlett – Proposal: First floor rear extension.
- 6.c 22/0721/HSE - Farm Cottage The Green Letchmore Heath Watford – Proposal: Conversion of garage to habitable room and first floor side extension.
- 6.d 22/0728/HSE - 27 Goodyers Avenue Radlett – Proposal: Construction of a single storey rear infill extension and insertion of Juliet balcony to first floor rear elevation.
- 6.e 22/0414/HSE - 27 Newlands Avenue, Radlett – Proposal: Front boundary treatment to include new brick wall with stone copings, brick piers, black metal railing and a black metal vehicular gate.
- 6.f 22/0772/HSE - 2 Tykes Terrace Station Road Radlett – Proposal: Enlargement of existing loft space to include rear dormer to create additional habitable space (revised application).
- 6.g 22/0774/HSE - 2 Back Lane Letchmore Heath Watford – Proposal: Demolition of existing rear conservatory and construction of new single storey rear extension and replacement of existing windows on house to match.
- 6.h 22/0776/HSE - 43 The Crosspath Radlett – Proposal: Single-storey rear extension, conversion of loft to habitable room with roof alterations including new roof structure with increase in height, rear dormer, and insertion of 4 rooflights within new roof structure, and associated alterations to fenestration.
- 6.i 22/0777/HSE - The Cottage 9A The Avenue Radlett – Proposal: Part conversion of garage to habitable room. First floor side and rear extensions to include new dormer.
- 6.j 22/0778/HSE - 10 Christchurch Crescent Radlett – Proposal: Conversion of garage to habitable space, construction of single storey rear extension, single storey front extension and alterations to fenestration. Conversion of loft to habitable space to include insertion of rear dormer and 2 x front roof dormer windows
- 6.k 22/0790/HSE - Letchmore House The Green Letchmore Heath – Proposal: Retention of existing 2ft high trellis panel on top of existing fence (retrospective application).
- 7 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.
- 7.a 22/0775/LBC - 2 Back Lane Letchmore Heath Watford – Proposal: Demolition of existing rear conservatory and construction of new single storey rear extension and replacement of existing windows on house to match (Application for Listed Building Consent).
- 7.b 22/0794/CLP - 29 Shenley Hill Radlett – Proposal: Demolition of existing rear conservatory and porch, construction of a single storey rear extension and alterations to fenestration to include relocated side entrance. Certificate of Lawful Development (Proposed).
- 8 Planning decisions by Hertsmere Borough Council
- 8.a 22/0229/VOC - The Three Horseshoes, The Green, Letchmore Heath, Watford – HBC decision was Refuse Permission - APC comment was No Objection
- 8.b 21/2310/HSE - 7 Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 8.c 21/2257/FUL - 51 Aldenham Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object

- 8.d 22/0417/VOC - 30 The Ridgeway, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.e 22/0376/HSE - Birchwood Manor, Theobald Street, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 8.f 22/0461/HSE - 36 Craigweil Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.g 22/0074/HSE - 4 Cary Walk, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 8.h 22/0441/FUL - Flat 1, 8 Hawtrees, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 8.i 21/2425/FUL - 17 Shenley Hill, Radlett – HBC decision was Grant Permission – APC comment was Object
- 9 Date of next meeting 6th June 2022

# Aldenhams Parish Council



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Date: 18<sup>th</sup> May 2022

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Monday 23<sup>rd</sup> May 2022.

At the Radlett Centre, 1 Aldenhams Avenue, Radlett, WD78HL at 7.30pm.

The Agenda is below.

**All members of the Public & Press are welcomed to join the meeting as detailed above. There is a session titled, *To adjourn the meeting for members of the public to address the Council*. During this session, you may address the Council regarding any items on the agenda. This agenda item has a time limit of 10 minutes. Each person can speak for a maximum of three minutes.**

Yours sincerely,

Peter Evans  
Council Manager

Members of the Planning Committee

Councillors: M Cherry, S Khawaja , A Robinson, J Lefton, E Samuelson.



## **DRAFT Minutes Planning Committee**

**Date** 09/05/2022  
**Time** 19:30 - 21:30  
**Location** Meeting Room 2, The Radlett Centre  
**Chair** Cllr M Cherry  
**Attendees** Cllrs J Lefton, E Samuelson and G Taylor (co-opted member) plus one member of the public.  
**Officers** P Evans (Council Manager) & S Heighton (Admin-OS).

### **1 Apologies for absence**

*Minutes:*

Apologies were received from Cllrs A Robinson & S Khawaja.

### **2. Declarations of interest on any items on the agenda. – None.**

### **3 To confirm the Minutes and appendices of the meeting held on 19th April 2022**

*Minutes:*

The minutes were confirmed and signed by Cllr M Cherry 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 M Cherry suspended standing orders so that the member of the public present could address the committee.

The member of the public raised concerns regarding agenda item 5n, 22/0403/HSE 39 Watford Road. Members asked questions for clarification, before the member of the public was thanked for their attendance and standing orders were then resumed.

Cllr M Cherry suggested that item 5n was discussed next which was agreed.

### **5 Planning Applications**

#### **5.a 22/0566/HSE - 40 Newlands Avenue Radlett – Proposal: Demolition of existing detached garage and conservatory and construction of a two-storey front and side extension and part single/part two storey rear extension. Conversion of loft to habitable room with 2 x dormers to both front and rear**

**elevations. Construction of raised patio to rear garden and sliding electric front gates**

*Minutes:*

**No objection**

- 5.b 22/0582/HSE - 4 The Heath Radlett – Proposal: Single storey front extension, part single/part two storey side extension following demolition of detached double garage, and changes to fenestration**

*Minutes:*

**No objection**

- 5.c 22/0588/HSE - 62 Gills Hill Lane Radlett – Proposal: Single storey side and rear extensions, conversion of garage to habitable room and new front porch**

*Minutes:*

**Members of the committee commented that it was difficult to make a decision on this application as the CLP 22/589 that has also been lodged with HBC would, if granted have an effect on the overall look of the building, especially the three rooflights that are included in the CLP but not in this application.**

- 5.d 22/0603/HSE - Eden 19 The Ridgeway Radlett – Proposal: Part single/part two storey rear extension, conversion of garage to habitable room, and enlargement of habitable space at loft level**

*Minutes:*

**No objection to the house, but this application does not mention the proposed swimming pool. If this swimming pool is included then its position is too close to the neighbour's boundary and would affect the neighbour's enjoyment of their amenity space.**

- 5.e 22/0613/HSE - 21 Letchmore Road Radlett – Proposal: Construction of a detached, two-storey triple garage with habitable accommodation at basement level**

*Minutes:*

**Object**

**The proposal is out of proportion to the house in contravention of SADM 30, and would affect the street scene. If the officer is minded to grant this application, the council would ask that permitted development rights are removed and the property must remain incidental to the main house.**

- 5.f 22/0622/FUL - Aldenham School Aldenham Road Elstree Borehamwood – Proposal: New all-weather sports pitch with floodlights, drainage arrangements and associated landscaping**

*Minutes:*

**The committee chose to make no comment on this application.**

- 5.g 22/0626/HSE - 28 Kendals Close Radlett – Proposal: Demolition of existing front porch and single storey outbuilding. Construction of a single storey front porch extension and single storey side and rear extension to include alterations to fenestration and chimney stack removal**

*Minutes:*

**No objection.**

- 5.h 22/0639/FUL - 43 Goodyers Avenue Radlett – Proposal: Demolition of existing dwelling and erection of replacement 4-bed, detached, two storey dwelling with accommodation in the roof space to include rear patio area with outdoor swimming pool and pool house. Associated landscaping to include front access, parking and amenity space**

*Minutes:*

**Object**

- a) The boundary spacing is insufficient and does not comply with the minimum of 2m at first floor level in contravention of SADM Design Guide E and RNP Design Code e**
- b) The height of the pool building appears to be 4m high which could lead to overlooking of neighbours.**
- c) There is a balcony which would also lead to overlooking.**

- 5.i 22/0074/HSE - 4 Cary Walk, Radlett – Proposal: Single storey front extension to garage; Demolition of existing conservatory and replacement with single storey rear extension with sky light, part single, part two storey rear extension and fenestration alterations**

*Minutes:*

**No objection.**

- 5.j 22/0661/HSE - 6 The Drive Radlett – Proposal: Retention of existing hard standing and front boundary wall, together with the provision of grey resin-bound gravel and aco drain to front driveway (retrospective application)**

*Minutes:*

**Object this boundary treatment is in contravention of RNP Design Code d -- front gardens.**

- 5.k 22/0672/HSE - Farm Cottage The Green Letchmore Heath Watford – Proposal: Construction of a part single, part two storey rear extension and alterations to fenestration.**

*Minutes:*

**No objection.**

- 5.l 22/0698/HSE - 1 Aldenham Grove Radlett – Proposal: Installation of 1.2m high black wrought iron sliding gates and railings**

*Minutes:*

**No objection**

- 5.m 22/0710/HSE - 4 The Heath Radlett – Proposal: Single storey front and side extension, following demolition of detached double garage to include change to front access and alterations to fenestration**

*Minutes:*

**Object**

**a) The proposed garage has been brought forward by over 2.5m which will affect the 45-degree angle with 2 The Heath affecting their right to light.**

**b) The proposal reduces the amount of parking spaces available, especially as the garage appears too small for a vehicle.**

**c) This proposal should also be read in conjunction with 22/0582/HSE.**

- 5.n 22/0403/HSE - 39 Watford Road, Radlett – Proposal: Part retrospective application to alter the ground floor rear extension roof design to accommodate a revised first floor rear roof terrace with stainless steel balustrade, retention of glass balustrade, and alterations to rear fenestration following grant of permission 20/1446/HSE.**

*Minutes:*

**Object this proposal is no different to previous applications, we suggest that the glass barrier should be brought back to the proposed second barrier currently consisting of a wire.**

- 5.o 22/0719/FUL - Haberdashers Askes School For Girls Aldenham Road Elstree – Proposal: Reconfiguration of existing car park, plus associated landscaping and demolition of an existing outbuilding.**

*Minutes:*

**No objection.**

- 5.p 22/0713/HSE - 39 Newlands Avenue Radlett – Proposal: Single storey rear extension, addition of rooflights, and installation of replacement fence and new gates to front boundary.**

*Minutes:*

**No objection**

- 5.q 22/0647/FUL - Shenley Cricket Centre, Shenley Park, Radlett Lane, Radlett – Proposal: Demolition of existing marquee and erection of replacement function room/events building with glazed link to Pavilion and associated ancillary works**

*Minutes:*

**No comment as out of parish.**

**6 Planning decisions by Hertsmere Borough Council**

*Minutes:*

The following were noted.

- 6.a 22/0207/FUL - Pheasants Retreat, 10 New Road, Letchmore Heath, Watford – HBC decision was Grant Permission - APC comment was No Objection**
- 6.b 22/0237/HSE - 18 Willow Way, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.c 22/0190/FUL - 6 Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.d 20/0616/FUL - Land Rear Of 5 To 23, Cobden Hill, Radlett – HBC decision was Refuse Permission – APC comment was Object**
- 6.e 22/0251/HSE - 11 The Rose Walk, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.f 21/1971/FUL - Land Adjacent To Kendal Cottage Kendal Hall Farm, Watling Street, Radlett – HBC decision was Refuse Permission – APC comment was Object**
- 6.g 22/0110/HSE - 3 The Woods, Radlett – HBC decision was Grant Permission – APC comment was Object**



- 6.h 22/0351/VOC - 63 Goodyers Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.i 22/0352/HSE - 1 Gills Hollow, Radlett – HBC decision was Refuse Permission – APC comment was Object**
- 6.j 22/0303/VOC - Centurion House , Watling Street, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.k 22/0406/HSE - 5 Folly Pathway, Radlett – HBC decision was Grant Permission – APC comment was Object**

**Date of next meeting Monday 23 May 2022 at 7.30pm.**

There being no further business the meeting closed at 8.37pm

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

## ALDENHAM PARISH COUNCIL

<b>Council Document</b> To decide on what action to be taken following the notification of the appeal by Mr S Wheeler regarding application to install a renewable led energy generating station including ground mounted photovoltaic solar panels etc on land north of Butterfly Lane and west of Hillfield Lane and surrounding Hillfield Farm	<b>AGENDA item 5</b> <b>Planning</b> <b>Committee Meeting</b> <b>23 May 2022</b>
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### Background

In early 2021 Aldenham Parish Council (APC) was advised under application 21/0050/FULE1, of a proposal to install a solar plant etc as noted above. This was discussed internally first and agreed that the council would engage a planning consultant who would produce a report for the council to enable it to respond appropriately.

This application was considered by the APC planning committee on 15<sup>th</sup> February 2021 and a response, which included the report from D L A Planning, was sent to HertsmereBC. HertsmereBC considered the application and refused permission.

APC was advised on the 9<sup>th</sup> May 2022 by the planning inspector that they had received an appeal by Mr S Wheeler the proposer of the original application. The planning inspector confirmed that this would be conducted as a public inquiry. If APC, or any group or organisation wish to take an active part in the inquiry they need to lodge interest with the inspector by the 7<sup>th</sup> June 2022.

### Recommendations

- a) That APC lodge with the planning inspector their requirement to be noted as an organisation under rule 6.
- b) That APC employ a planning consultant or barrister to represent them at the hearing.
- c) That the Full Council agrees for a budget of £20,000 from reserves towards this contractor.

### Reasons for recommendation

- a) Unless APC lodge under rule 6 with the inspectorate we cannot take part in the inquiry.
- b) As this inquiry covers matters of technical law it would be advisable for APC to employ a technical expert in this field. There have been two recommendations made re barristers and also whether to employ D L A Planning to draw up an appropriate document for the inquiry. The committee need to decide the next steps.
- c) There is no current budget for this matter, and the planning committee have no delegated financial powers so this needs to be agreed by the full council.

### Alternative options

APC could decide not to take part in the inquiry and rely on the evidence that has already been supplied to HertsmereBC planning committee. This will be forwarded to the planning inspector as part of the background information by Hertsmere Borough Council.

### Financial Implications

The cost of the consultants and the barristers is approximately £12,000 each.

Members are asked to consider this report.  
Peter Evans, (Council Manager)



Hertsmere  
Borough Council

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## Planning and Economic Development

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Fax:  
Date: 9 May 2022

Dear P Evans

### TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

**APPEAL BY:** Mr Simon Wheeler

**SITE:** Land North Of Butterfly Lane, Land Surrounding Hilfield Farm And Land West Of Hilfield Lane, Aldenham

**DESCRIPTION OF DEVELOPMENT:** Installation of renewable led energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with substation, inverter/transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure, landscaping and biodiversity enhancements.

**REFERENCE:** APP/N1920/W/22/3295268

**APPEAL START DATE:** 3 May 2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Hertsmere Borough Council to Refuse Permission for the following reason(s):

**01. Inappropriate development in the Green Belt**

The proposal would be an inappropriate development that would be harmful to the openness of the Green Belt in which it would be located. The Council considers that the benefits that the scheme would bring are not such as would amount to very special circumstances sufficient to outweigh the harm to the Green Belt, even when the wider environmental benefits associated with the increased production of energy from renewable sources have been taken into consideration (pursuant to paragraph 151 of the National Planning Policy Framework 2021). As such, the proposal would be contrary to paragraphs 147 and 148 of the National Planning Policy Framework and contrary to Policy SADM26 (Development Standards in the Green Belt) of the Hertsmere Local Plan (Site Allocations and Development Management Policies Plan) 2016.

**02. Harm to the significance of designated heritage assets**

The proposal would cause less than substantial harm to the significance of the following neighbouring designated heritage assets by reason of its impact on their

Email address: [kerr.brown@planninginspectorate.gov.uk](mailto:kerr.brown@planninginspectorate.gov.uk)

**All representations must be received by 7 June 2022**

Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations.

**All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection in the following ways:

1. View on our website by using the following link  
<https://www6.hertsmere.gov.uk/online-applications/search.do?action=simple&searchType=Application>
2. By going to the Hertsmere website home page at [www.hertsmere.gov.uk](http://www.hertsmere.gov.uk), clicking on the Planning application link, then clicking on the 'Search and comment on planning applications' button and searching for the application number 21/0050/FULEI.
3. By scanning the QR code below



4. At the Civic Offices, Elstree Way, Borehamwood, Herts during normal office hours, but it is advisable to arrange an appointment.

You can get a copy of the Planning Inspectorate's "Guide to taking part in planning appeals" booklet free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://www.gov.uk/appeal-planning-inspectorate>