



JS.

Minutes Planning Committee

Date 07/03/2022
Time 19:30 - 21:30
Location Douglas Hicks Meeting Room
Chair Cllr M Cherry

Attendees A Robinson, , G Taylor (co-opted member) & Cllr S Khawaja.

Officer P Evans (Council Manager) M Duong (Asst Manager)
There were also four members of the public in attendance.

1 Apologies for absence.

Minutes:

Apologies were received from Cllrs J Lefton and E Samuelson.

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:

Cllr M Cherry declared a non-pecuniary interest in agenda item 5e as the applicant is known to him.

3 To confirm the Minutes and appendices of the meeting held on 21st February 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 then suspended standing orders. One member of the public present addressed the committee regarding her concerns on agenda item 5f.

Another member of the public present spoke about agenda item 5h.

Two members of the public chose to observe

They were thanked for their comments and standing orders were then resumed. Cllr M Cherry suggested that these items were discussed first when planning applications are considered.

5 Planning Applications

5.a 22/0150/FUL- 48 Oakridge Avenue, Radlett, Hertfordshire, WD7 8ER– Proposal: Demolition of existing 4-bed detached dwelling and construction of a replacement 5-bed detached dwelling to include habitable accommodation at basement and loft levels (AMENDED PLANS RECEIVED 14/02/2022).

Minutes:

Object

a) As this property is a demolition and rebuild the application should meet the current policies on boundary spacing etc, so the application contravenes SADM 30 -- boundary spacing.

b) The proposed terrace is too high at 2.25m above ground floor, it would need screening which will affect neighbouring property and breach the 45 degree angle with number 46 Oakridge Avenue.

c) The rooflights at the front are in contravention of Design Guide D

d) This is overdevelopment of the site in contravention of SADM30.

5.b 22/0190/FUL - 6 Loom Lane Radlett Hertfordshire WD7 8AD – Proposal: Erection of detached double garage with associated works in conjunction with erection of new dwelling as approved under reference 18/2245/FUL & 20/2133/VOC.

Minutes:

No objection subject to the tree officer being satisfied.

**5.c 22/0237/HSE - 18 Willow Way Radlett Hertfordshire
WD7 8DX – Proposal: Single storey rear infill extension
and front porch extension.**

Minutes:

No objection to the front porch extension .

Members also did not object to rear infill extension as the neighbouring house has similar extension , but were concerned that this design is in breach of 45 degree line (Design Guide E) .

**5.d 22/0251/HSE - 11 The Rose Walk Radlett Hertfordshire
WD7 7JS – Proposal: Construction of outbuilding**

Minutes:

No objection.

**5.e 22/0271/HSE - 19 Newlands Avenue Radlett
Hertfordshire WD7 8EH – Proposal: Addition of first floor
to garage with pitched roof, with dormer windows to
side and 2 storey link to main house**

Minutes:

Members did not object but raised concerns:

- a) insufficient space to boundary (RNP, design code e)
- b) the proposed development of additional floor above the garage would be closer to the boundary, the spacing being reduced from 1m to 0.6m , not compliant with Design Guide E , para 2c

**5.f 22/0284/HSE - 82 Newberries Avenue Radlett
Hertfordshire WD7 7EP – Proposal: Conversion of garage
to habitable room, relocation of access and new front
porch, part single/part two storey side extensions, two
storey rear extension, conversion of loft to habitable
room with rear dormer and roof lights to all elevations,
and an application of render to all elevations**

Minutes:

Objection on the following grounds:

- a) The proposed extensions would be in breach of RNP Design Guide E para 2c in relation to boundary spacing.

- b) not a high quality design ,would not comply with the Hertsmere Planning SADM30
- c) not compliant with car parking standards

5.g 22/0287/HSE - 55 Goodyers Avenue Radlett Hertfordshire WD7 8AZ – Proposal: Construction of single storey rear infill extension, alterations to fenestration, and associated roof alterations to include insertion of 2 x side dormers to create additional accommodation at loft level with rear Juliet balcony (revised application).

Minutes:

No objection.

5.h 22/0225/FUL - Elstree Aerodrome Hogg Lane Elstree Borehamwood - Proposal: Relocation of existing access from Aldenham Road, north of junction with Butterfly Lane, onto Elstree Aerodrome, to the north of the runway. (Revised Application)

Minutes:

Comment - It was noted that this development is within the Green Belt. NPFF states that development in the Green Belt is inappropriate except in very special circumstances. Members are unsure if this has been satisfied.

5.i 22/0303/VOC - Centurion House, Watling Street, Radlett, Hertfordshire, WD7 7GB – Proposal: Application for variation of Condition 4 (maximum number of staff and pupils) to allow for an increase in staff and pupils following grant of planning permission: TP/10/1700

Minutes:

No objection subject to Highways.

5.j 22/0299/HSE - 2 Willow Way Radlett Hertfordshire WD7 8DX – Proposal: First floor side extension, single storey rear extension, front canopy, conversion of loft to habitable room incorporating increase in roof height and hip to gable roof alterations, rear roof extension with rear Juliet balcony, insertion of 2 roof lights to front, both sides and rear, and alterations to fenestration. Revised Application



Minutes:

Objection on the following grounds

- a) The roof design (especially the gable ends) would have a negative effect on the street scene -- Design Guide E EXP-3.
- b) The increase in roof height coupled with the hip to gable end and ridge height contrary to RNP Design Code b
- c) There is insufficient boundary spacing on either side contrary to RNP Design code e and Planning and Design Guide E para 4 -- set in j,k,l.
- d) There is insufficient car parking provision.

6 Planning Applications of the following type: - Certificate of Lawful Development (Existing) CLE, Certificate of Lawful Development (Proposed) CLP and Listed Building Consent LBC.

Minutes:

This was noted .

6.a 22/0289/CLP - 7 Aldenham Avenue Radlett Hertfordshire WD7 8HL – Proposal: Installation of swimming pool in rear garden. Certificate of Lawful Development (Proposed).

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were all noted.

7.a 21/2362/FUL- 1 Aldenham Grove, Radlett, Hertfordshire, WD7 7BN – HBC decision was Grant Permission – APC comment was Object

7.b 21/2364/HSE - 23 Park Road, Radlett, Hertfordshire, WD7 8EG – HBC decision was Grant Permission – APC comment was Object

7.c 21/2429/HSE - Taverners, Back Lane, Letchmore Heath, Watford, Hertfordshire, WD25 8EF – HBC decision was Grant Permission – APC comment was No Objection

7.d 21/1631/HSE - The Fourtrees, Common Lane, Letchmore Heath, Watford, Hertfordshire, WD25 8EE – HBC decision was Refuse Permission – APC comment was No Objection

- 7.e** **21/2174/HSE - 24 Christchurch Crescent, Radlett, Hertfordshire, WD7 8AJ – HBC decision was Grant Permission – APC comment was Object**
- 7.f** **21/1083/FUL - Bridgefoot House, Watling Street, Radlett, Hertfordshire, WD7 7HT – HBC decision was Grant Permission – APC comment was No Objection**
- 7.g** **21/2433/VOC - 25 Aldenham Avenue, Radlett, Hertfordshire, WD7 8HZ – HBC decision was Refuse Permission – APC comment was The Council cannot see justification for any change of condition**
- 8** **Date of next meeting 21st March 2022 at 2.30pm**

Minutes:

Meeting closed at 8.35pm.

Estelle Samuelson 21/3/22 .