



Minutes Planning Committee

Date 17/04/2023
Time 19:30 - 21:30
Location Meeting Room 2
Chair Cllr S Khawaja
Attendees Cllr E Samuelson & A Robinson
Officer S Heighton (Admin – OS)
Also present was 1 member of the public

1 Apologies for absence.

Minutes:

Apologies were received from Cllr M Cherry.

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:

The Committee declared a non-pecuniary interest in agenda item 5.d, 23/0455/HSE 45 Cobden Hill as the application backs onto APC land.

3 To confirm the Minutes and appendices of the meeting held on 3 April 2023.

Minutes:

The minutes of the meeting on 3rd April 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 the member of public could address the Committee. The member of public raised concerns regarding agenda item 5.h, 22/2098/FUL - Barn On Land Surrounding Kemprow Farm. Members asked questions for clarification, before the member of public was thanked for their attendance and standing orders were then resumed. Cllr S Khawaja suggested that item 5.h was considered first, which was agreed.

5 Planning Applications

5.a 23/0440/FUL - The Cat & Fiddle 14 Cobden Hill Radlett – Proposal: Demolition of existing modern extension and conversion of the former public house into a single residential dwelling. Erection of 7 x 3 bed residential dwellings with associated landscaping, parking, amenity space and refuse store.

Minutes:

Object --

- a) The proposal is clearly over development. The number of houses proposed for the site would have an adverse effect on the Conservation Area.
- b) The design of the houses is not in keeping with the area or near listed building in Conservation Area.
- c) The internal redesign does not clearly state which of the listed internal features are to be kept.
- d) The development has minimal amenity space for proposed houses and will require substantial adjustments of the tree canopy to allow sunlight.
- e) The proposal would be contrary to Section 66 (1) and Section 72 (1) of the Planning Listed Buildings and Conservation Areas Act 1990. Furthermore, the proposed development fails to make a positive contribution to the local character and distinctiveness of the area.

5.b 23/0438/VOC - 52 Williams Way Radlett – Proposal: Application for variation of condition 2 (plans) to allow for change to design to incorporate two rear dormers following grant of planning permission 22/1933/HSE

Minutes:

Object--

The proposed do not look like dormers, as they are full height windows creating a true 2nd floor rather than loft

accommodation as previously agreed. This is contrary to Policy HD7 of the Radlett Neighbourhood Plan.

- 5.c 23/0449/FUL - 21 Newlands Avenue Radlett – Proposal: Demolition of existing detached dwelling and erection of replacement, detached, 6-bed dwelling with habitable loft accommodation and basement level with internal swimming pool, sauna, gym and car garage. Associated landscaping to include rear patio area with outdoor swimming pool, together with the retention of both existing access points and associated ancillary works.**

Minutes:

No Objection

- 5.d 23/0455/HSE - 45 Cobden Hill Radlett – Proposal: Construction of single storey side and rear extension following demolition of existing single storey rear extension**

Minutes:

No Objection - but the Committee note the new ground floor side extension appears to be less than 1m from the boundary.

- 5.e 23/0354/FUL - Hilfield Farm, Hilfield Lane, Aldenham – Proposal: Retrospective proposal for regularisation of the removal of two single storey buildings with a replacement single storey commercial barn.**

Minutes:

No Objection - subject to the measurements being accurate.

- 5.f 23/0458/FUL - Block 1-8 1 - 42 Craigmount Radlett – Proposal: Replacement of communal entrance doorsets and refurbishment of entrance canopies above communal entrances. External works to provide ramp access to each residential communal entrance, to include paving's, modifying service covers, installation of handrails, re-grading landscape, and replacement of turf.**

Minutes:

No Objection

- 5.g 23/0439/FUL - Land Adjacent To Lismirrane Industrial Park, Elstree Road, Elstree – Proposal: Demolition and redevelopment comprising of E(g)(iii) (Industrial Processes), B2 (General Industry) and B8 (Storage and Distribution) uses with ancillary offices and associated access, car parking, servicing areas and landscaping.**

Minutes:

Object--

Unless any special circumstances can be proven, this is inappropriate development on the Green Belt as per the Local Plan.

5.h 22/2098/FUL - Barn On Land Surrounding Kemprow Farm, Kemprow, Aldenham – Proposal: Restoration and conversion to residential use of Grade II listed barn and creation of landscaped courtyard. Erection of single storey barn extension on footprint of existing barn with glazed link, basement and sunken terrace. Demolition of building and structures and associated landscaping. (Re-assessment of amended proposals following Judicial Review ruling quashing planning permission 20/2010/FUL)

Minutes:

Object--

- a) The red line area of 1.6 hectares seems excessive for the proposed residential development of a single dwelling.
- b) APC considers this an unsupported development on Green Belt / agricultural land.
- c) There is no mention of any protective works to the Grade II listed barn and recent photographs submitted demonstrate it to be an extremely dangerous structure. Therefore its dilapidated state should not be used to justify change of land use.
- d) There is mention that there has been an addition of a separate roadway track which was not in the original plan. The permission for this was quashed in judicial review.
- e) In APC opinion this development will cause fragmentation of a farm holding contrary to SADM26. As to the structure of the barn the proposed basement and ancillary building looks to increase the overall footprint by between 200 - 250%.
- f) In APC opinion this application should be resubmitted as a new full application, taking all elements into consideration and request that it be called in to Hertsmere's Full Planning Committee.

5.i 23/0461/VOC - 47 Battlers Green Drive Radlett – Proposal: Application for variation of condition 2 (plans) to allow for installation of a door, 2 x obscure windows with openings above 1.7m and enlargement of dormer following grant of planning permission 22/1710/HSE.

Minutes:

Object--

Dormers should be centrally located in the roof area taking up no more than 60%.

5.j 23/0471/FUL - 52 Links Drive Radlett – Proposal: Demolition of existing chalet bungalow and construction of detached 2 storey, 4-bed dwelling to include associated parking, landscaping and additional vehicular crossover.

Minutes:

Object--

- a) This is a Radlett Neighbourhood Plan protected bungalow in group 9 and the policy HD7 - The Radlett Bungalows has been breached.
- b) The proposal is clearly overdevelopment and appears to be excessive.
- c) The proposal for 4 bedrooms/2 storey house will represent the loss of a bungalow, contrary to Radlett Neighbourhood Plan policies, HD7.1 and HD7.2.
- d) The existing ridge height measure 6.6m, this proposal raises the height to 7.2m, involving 3 crown roofs.
- e) The proposed scheme appears to ignore the Radlett Neighbourhood Plan aspiration of retaining 'small' dwellings and enlarges this property beyond a reasonable limit.
- f) The overall footprint is substantially increased, by bringing forward the front building line and pushing the rear line backwards.
- g) It is unclear whether the landscaping to the front of the property will be in keeping with the verdant nature of the street scene.

6 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.

Minutes:

These were noted.

6.a 23/0441/LBC - The Cat & Fiddle 14 Cobden Hill Radlett – Proposal: Demolition of existing modern extension and conversion of the former public house into a single residential dwelling. Erection of 7 x 3 bed residential dwellings with associated landscaping, parking, amenity

space and refuse store (Associated FUL under reference 23/0440/FUL).

- 6.b 22/2118/LBC - Barn On Land Surrounding Kemprow Farm, Kemprow, Aldenham – Proposal: Restoration and conversion to residential use of Grade II listed barn and creation of landscaped courtyard. Erection of single storey barn extension on footprint of existing barn with glazed link, basement and sunken terrace. Demolition of building and structures and associated landscaping. (Re-assessment of amended proposals following Judicial Review ruling quashing listed building consent 20/2011/LBC). (Accompanied by Planning Permission Application 22/2098/FUL re-assessing 20/2010/FUL)**

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

- 7.a 23/0225/HSE - Eden , 19 The Ridgeway, Radlett - HBC decision was Grant Permission – APC stated No Objection.**

- 7.b 21/1410/FUL - Home Farm, Aldenham Road, Elstree - HBC decision was Grant Permission – APC stated No Objection.**

8 Date of next meeting Tuesday 2 May 2023

Minutes:

There being no further business the meeting closed at 9.30pm

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