

Bundle Planning Committee 4 April 2022

Agenda attachments

Front sheet for Planning Committee 4th April 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 21st March 2022
Planning_Committee_minutes 21st_Mar22.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 discuss the following consultation
- 5.a ROW/3255623 - Wildlife and Countryside Act 1981 - Section 53 Order Making Authority: Hertfordshire County Council Title of Order: (Aldenham 95 & 96 and Elstree & Borehamwood 64 & 65) Modification Order 2017
ACPT letter to PINS 14.2.2022_signed.pdf
- 6 Planning Applications
- 6.a 22/0434/HSE- 17 Highbridge Close Radlett Hertfordshire WD7 7GW – Proposal: Construction of a single storey rear extension and erection of a single storey detached outbuilding to rear garden
- 6.b 22/0403/HSE - 39 Watford Road, Radlett, Hertfordshire, WD7 8LG – Proposal: Part retrospective application to alter the ground floor rear extension roof design to accommodate a larger first floor rear roof terrace with glass and stainless steel balustrades, following grant of permission 20/1446/HSE
- 6.c 22/0441/FUL - Flat 1 8 Hawtrees Radlett Hertfordshire – Proposal: Extension of existing crossover
- 6.d 22/0461/HSE - First floor side extension, part single/part two storey rear extension, and conversion of loft to habitable room to include raising of ridge height, rear dormer, and roof lights to side elevations
- 6.e 22/0468/HSE - Little Hilfield, Hilfield Lane, Aldenham, Watford, Hertfordshire, WD25 8DW – Proposal: Construction of 2 x outbuildings to rear garden
- 6.f 22/0474/VOC - 26 Newlands Avenue Radlett Hertfordshire WD7 8EL – Proposal: Application for variation of Condition 3 (Plans) to allow for changes to front entrance gates following grant of planning permission 20/1460/HSE
- 6.g 22/0485/HSE - 45 Newlands Avenue Radlett Hertfordshire WD7 8EJ – Proposal: New brickwork and metal railing boundary wall with bi-parting electronic gates
- 6.h 22/0493/HSE - 16 Newberries Avenue Radlett Hertfordshire WD7 7EW – Proposal: Conversion of loft to habitable room with side and rear dormers and front and side rooflights (revised application from 21/0299/HSE)
- 6.i 22/0489/FUL - Woodland Lodge Guide Hut Scrubbits Park Road Radlett Hertfordshire – Proposal: Installation of hard landscaping to include replacement of existing rear patio area with new extended patio, replacement of existing gravel pathway with new edging stones and removal of existing holly tree to be replaced with 3 x trees
- 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 22/0492/PD42 - 29 Shenley Hill, Radlett, Hertfordshire, WD7 7AU – Proposal: Single storey rear extension. Depth: 6m, Height: 3.15m, Eaves: 3.15m
- 8 Planning decisions by Hertsmere Borough Council
- 8.a 22/0051/HSE - 19 Letchmore Road, Radlett, Hertfordshire, WD7 8HU – HBC decision was Grant Permission - APC comment was Object
- 8.b 21/2284/HSE - 41 Homefield Road, Radlett, Hertfordshire, WD7 8PX – HBC decision was Refuse Permission - APC comment was Object
- 8.c 22/0069/HSE - 13 Cragg Avenue, Radlett, Hertfordshire, WD7 8DW – HBC decision was Grant Permission – APC comment was No Objection
- 8.d 22/0089/FUL - 38 Newlands Avenue, Radlett, Hertfordshire, WD7 8EL – HBC decision was Grant Permission – APC comment was Object
- 8.e 21/1860/HSE - 2 Tykes Terrace, Station Road, Radlett, Hertfordshire, WD7 8FD – HBC decision was Refuse Permission – APC comment was No Objection
- 8.f 21/2406/HSE - 85 Gills Hill Lane, Radlett, Hertfordshire, WD7 8PD – HBC decision was Grant Permission – APC comment was No Objection

Aldenham Parish Council



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Date: 29th March 2022

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Monday 4th April 2022.

At the Radlett Centre, 1 Aldenham 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 21/03/2022
Time 14:30 - 16:30
Location Meeting Room 2
Chair As neither the Chairman or Vice Chairman of the committee were present Cllr E Samuelson was nominated to be Chairman for this meeting.
Attendees Cllrs A Robinson & J Lefton.
Officers P Evans (Council Manager) & S Heighton (Admin – Open Spaces)
There was also one member of the public in attendance.

1 Apologies for absence.

Minutes:

Apologies were received from Cllrs M Cherry and S Khawaja plus G Taylor (co-opted member).

2 Declarations of interest on any item on the Agenda – none.

3 To confirm the Minutes and appendices of the meeting held on 7th March 2022.

Minutes:

The minutes were confirmed and signed by Cllr E Samuelson 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 E Samuelson suspended standing orders to allow the member of the public present to address the committee.

The member of the public present spoke about agenda item 6g. Some questions were asked by members for clarification before they were thanked for their presentation and standing orders were then resumed.

Cllr E Samuelson suggested that agenda item 6g was discussed next in order that the member of the public could hear the recommendations of the committee which was agreed.

5 Planning Applications

5.a 22/0352/HSE- 1 Gills Hollow Radlett Hertfordshire WD7 8JJ– Proposal: Installation of replacement close boarded fence to side boundary (Retrospective Application)

Minutes:

Object

a) The application contravenes policy HD3 of the RNP -- development proposals are required to reflect and respond positively to local townscape and landscape character. This site is opposite open park land so it would be preferable if the fence colour was more in keeping with the natural environment.

b) Contravenes Design Guide D page 40 -- Front Boundaries -- all new front amenity should have a landscape design which includes boundary treatments such as planting -- there is none here.

c) The boundary fence appears to be higher than the 1.5m that is considered to be acceptable.

5.b 22/0351/VOC - 63 Goodyers Avenue, Radlett, Hertfordshire, WD7 8AZ – Proposal: Application for variation of a condition 3 (external materials) to allow for alterations to approved facing brick following grant of planning permission 20/2014/FUL

Minutes:

No objection

5.c 22/0229/VOC - The Three Horseshoes, The Green, Letchmore Heath, Watford, Hertfordshire, WD25 8ER - Proposal: Application for variation of condition 1 (plans) to include landscaping plan following grant of planning permission 21/2333/VOC

Minutes:

No objection

5.d 22/0400/HSE - 8 Heyford Road Radlett Hertfordshire WD7 8PP – Proposal: Demolition of existing rear conservatory, construction of single storey rear extension, first floor side extension and alterations to fenestration. Conversion of loft to habitable space to include rear dormers and insertion of 2 x front roof lights

Minutes:

Object

a) There are no floor plans to show how many habitable bedrooms there are in the proposal. If the number is increased, we suspect that there will be insufficient off road parking spaces available.

- b) The property is being built up to the boundary which contravenes RNP Design code e -- spacing between properties and Design Guide E -- boundary spacing at first floor level.
- c) The dormers at the front of the house which contravenes Design Guide E 6 g, and RNP policy HD3 respecting local landscape.
- d) The property seems bulky in design which contravenes SADM 30 -- high quality design

5.e 22/0376/HSE - Birchwood Manor Theobald Street Radlett Hertfordshire – Proposal: Construction of basement-level extension beneath existing driveway and new front bay window to existing dwelling

Minutes:

No objection subject to any trees that are removed being replaced.

5.f 22/0414/HSE - 27 Newlands Avenue Radlett Hertfordshire WD7 8EH – Proposal: Front boundary treatment to include new brick wall with stone copings, brick piers, black metal railing and a black metal vehicular gate

Minutes:

It was noted that the Radlett Neighbourhood Plan was not mentioned in the constraints.

Object

- a) The height of the gates at over 1.5m in places contravenes RNP Design Code C and Design Guide E Part E section 7
- b) There is no vegetation proposed which is contrary to RNP Design code h and Design Guide E Part E section 7. If minded to give permission the officer is asked to insist on vegetation being planted in front of the proposal to soften the impact of the wall and enhance the verdant nature of the road.

5.g 22/0403/HSE - 39 Watford Road Radlett Hertfordshire WD7 8LG – Proposal: Part retrospective application to allow for alterations to detailing and roof terrace following previously approved application 20/1446/HSE.

Minutes:

Object

- a) The proposed roof terrace would give rise to overlooking which would be intrusive on the privacy of the neighbours and would have a negative effect on the enjoyment of their amenity space. This would not comply with the Hertsmere Planning and Design Guide section 1, the flat roof may be acceptable if it is 1m in width which would restrict its use.

b) There is concern that the introduction of two balustrades is unnecessary and may lead to one being removed at a later date leading to full use of the whole area as a roof terrace.

5.h 22/0406/HSE - 5 Folly Pathway Radlett Hertfordshire WD7 8DS – Proposal: Associated roof alterations to include insertion of dormer and 2 x roof lights to front elevation and insertion of 2 x dormers to rear elevation (revised application from 21/1978/HSE).

Minutes:

Object

- a) If further habitable rooms are created in this property there could be implications in respect of space for off-road car parking on the driveway.
- b) The proposal seems top heavy and is in contravention of policy HD3 of the RNP, in terms of not making a positive contribution to the built and natural environment.
- c) Also contravention of SADM 30 as the proposals in terms of scale, mass, bulk, height and built form do not respect, enhance or improve the visual amenity of the area.

5.i 22/0417/VOC - 30 The Ridgeway Radlett Hertfordshire WD7 8PS – Proposal: Application for variation of Condition 2 (Plans) to allow for insertion of rooflights to side elevation following grant of planning permission 21/1810/FUL

Minutes:

Object -- The roof lights should be aligned as they have an impact on the street scene as this property is on the bend of the road. Design Codes -- RNP policy HD3 and SADM 30.

5.j 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). Retrospective Application

Minutes:

Object

- a) This is a bungalow identified in RNP Bungalows -- Group 6 Page 44 and inset Map2 page 45 -- in contravention of policy HD7.1 and policy HD7.2
- b) The previous application's crown roof had a height of 6.2m whereas this application raises the roof further to 7.3m at its highest point -- in contravention of SADM30

6 Planning decisions by Hertsmere Borough Council

Minutes:

The following were noted.

- 6.a 21/2427/HSE - 33 Park Road, Radlett, Hertfordshire, WD7 8EG – HBC decision was Grant Permission – APC comment was No Objection**
- 6.b 22/0016/HSE - 33 Oakridge Avenue, Radlett, Hertfordshire, WD7 8EW – HBC decision was Grant Permission – APC comment was No Objection**
- 6.c 22/0040/HSE - 2 Church Close, Radlett, Hertfordshire, WD7 8BJ – HBC decision was Grant Permission – APC comment was No Objection**
- 6.d 21/2383/FUL - 5 Lambourne Chase, Radlett, Hertfordshire, WD7 8JE – HBC decision was Grant Permission – APC comment was Object**
- 6.e 21/2430/HSE - 14 Goodyers Avenue, Radlett, Hertfordshire, WD7 8BA – HBC decision was Grant Permission – APC comment was Object**
- 6.f 21/2203/HSE - Autumn Cottage, 61 Oakridge Avenue, Radlett, Hertfordshire, WD7 8HB – HBC decision was Grant Permission – APC comment was Object**
- 6.g 22/0182/VOC - 12 Canons Close, Radlett, Hertfordshire, WD7 7ER – HBC decision was Grant Permission – APC comment was No Objection**
- 6.h 22/0128/CLP - 34 Woodfield Road, Radlett, Hertfordshire, WD7 8JD – HBC decision was Grant Lawful Certificate – APC comment was the committee ask that the following comments are forwarded to the officer. That had this application been an HSE one, the dormers as proposed would not have been acceptable.**
- 6.i 21/2252/HSE - 28 Morgan Gardens, Aldenham, Watford, Hertfordshire, WD25 8BF – HBC decision was Grant Permission – APC comment was No Objection**

Date of next meeting 4th April 2022.

There being no further business the meeting closed at 8.33pm

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



Aldenham Country Park Trust LTD



Reply to: 36 Carrington Avenue, Borehamwood, Herts. WD6 2HA

Tel. 0845 269 2071

The Planning Inspectorate
Rights of Way Section
Room 3/A Eagle Wing
Temple Quay House
2 The Square
Bristol BS1 6PN

For the attention of Joanne Drury

By email: Joanne.Drury@planninginspectorate.gov.uk

And rightsofway2@planninginspectorate.gov.uk

PINS ref: ROW/3255623

14th February 2022

Dear Sir/Madam

Wildlife and Countryside Act 1981 - Section 53

Order Making Authority: Hertfordshire County Council

Title of Order: (Aldenham 95 & 96 and Elstree & Borehamwood 64 & 65) Modification Order 2017

We refer to your letter of 12 January 2022 and to your letter of 2 February 2022 enclosing the Order Making Authority's statement of case and comments on objections (the "HCC Statement of Case").

Aldenham Country Park Trust Limited ("ACPT") is the applicant in this matter. ACPT is a company limited by guarantee the objects of which include

"to provide, maintain, protect and/or manage, for the benefit of the public, all or any part or parts of Aldenham Country Park and its environs (including the provision of public access for quiet, informal recreation thereto and/or providing such recreational facilities therein or otherwise) whether alone or in common with others or by entering into agreements whereby any one or more other persons will so provide, maintain and/or manage all or any part or parts of Aldenham Country Park and its environs"

This letter comprises the Statement of Case of the ACPT in support of the confirmation of the Order.

ACPT adopts the HCC Statement of Case and further submits as follows:

The only outstanding grounds for objection to the Order, when advertised, were the width of parts of the Order Route and the position of part of the Order Route (each as described in paragraph 107 of the HCC Statement of Case); we note that there has been no objection to the status of the Order route as a public footpath, neither has the evidence of the user witnesses been contested.



Aldenham Country Park Trust LTD



Reply to: 36 Carrington Avenue, Borehamwood, Herts. WD6 2HA

Tel. 0845 269 2071

The Appeal Inspector Susan Doran BA Hons MIPROW, who determined our appeal (Appeal Ref: FPS/M1900/14A/7 dated 11 May 2017 - HCC document 03), concluded that the evidence showed that the footpath was reasonably alleged to subsist. No new evidence has been produced that counters her conclusion. In the absence of any new contrary evidence, we submit that on the balance of probabilities the Order route subsists as a public footpath.

The ACPT respectfully requests the Inspector to confirm the Order as made.

Yours faithfully

Simon Ray

Chairman, ACPT Ltd