



Minutes Planning Committee

Date 04/12/2023
Time 19:30 - 21:30
Location Meeting Room 2 at The Radlett Centre, 1 Aldenham Avenue, Radlett, Hertfordshire, WD7 8HL
Chair Cllr S Khawaja
Attendees Cllr S Benjamin, C Woolf, S Ali
Officer S Heighton (Admin – OS)

Plus four members of public

1 Apologies for absence

Minutes:

Apologies were received from Cllr 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

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 C Woolf declared a non-pecuniary interest in agenda item 5.b, 23/1152/FUL The Three Compasses, Pegmire Lane, Aldenham, Watford as he is a neighbour.

3 To confirm the Minutes and appendices of the meeting held on Monday 20th November 2023

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 could address the Committee. Three members of public raised concerns regarding agenda item 5.a, 23/1508/OUT Land Rear of Electricity Station, Hilfield Lane, Aldenham. One member of public raised concerns regarding agenda item 5.b, 23/1152/FUL The Three Compasses, Pegmire Lane, Aldenham, Watford and two raised concerns regarding agenda item 5.c, 23/1599/FUL Land Between Orchard House and Laurel Cottage, New Road, Letchmore Heath, Watford. Members 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 23/1508/OUT - Land Rear Of Electricity Station, Hilfield Lane, Aldenham – Proposal: Application for a Battery Energy Storage System (BESS) and associated landscaping and access. Outline Application to include Access. (Appearance, Landscape, Layout & Scale are Reserved)

Minutes:

Object --

A letter from Aldenham Parish Council will be sent to Hertsmere Borough Council.

5.b 23/1152/FUL - The Three Compasses, Pegmire Lane, Aldenham, Watford – Proposal: Erection of an electrical substation with 6 x high-powered DC (rapid) electric vehicle charging hubs and associated electrical equipment (Associated LBC under reference 23/1153/LBC)

Minutes:

Object --

The proposed siting of the substation right next to property, Delside, is a cause of concern. However, if the substation is sited away from Delside we would be minded to support the application.

5.c 23/1599/FUL - Land Between Orchard House And Laurel Cottage, New Road, Letchmore Heath, Watford – Proposal: Construction of new detached, two storey, 3-bedroom dwelling with off street parking, associated landscaping, amenity space, bin store, and installation of

12 x panel solar system to rear garden, accessed via New Road

Minutes:

No Objection - but we would remind the applicant to apply for a dropped kerb.

5.d 23/1646/FUL - 221 Watling Street, Radlett – Proposal: Insertion of ground floor window to front elevation and alterations to front door

Minutes:

No Objection

5.e 23/1654/FUL - Haberdashers Askes School For Girls, Aldenham Road, Elstree, Borehamwood – Proposal: Refurbishment of B Block including facade and roof improvements, alterations to fenestration, and photovoltaic roof panels

Minutes:

No Objection

5.f 23/1663/HSE - 46 Elm Walk, Radlett – Proposal: Enlargement of existing side dormer

Minutes:

Object --

The enlargement of the side dormer would be contrary to Design Guide E - EKP - 4 'Dormer windows should not be centrally located on the roof and should not take no more than 60% of the roof slope.'

5.g 23/1522/HSE - 54 Watford Road, Radlett – Proposal: Retrospective application for alterations to front boundary treatment, including replacement of wooden fence with wall and railings, additional railings to existing wall and replacement vehicular entrance gates

Minutes:

Object --

However, proper evaluation of this retrospective application is not possible, as the original drawings from 20 years ago cannot be seen on the Hertsmere portal.

5.h 23/1465/FUL – 27 The Ridgeway, Radlett – Proposal: Construction of a detached two – storey dwelling to the land rear of 27 The Ridgeway; new crossover to facilitate parking; hard and soft landscape including boundary

treatment; refuse/recycle storage and private amenity space

Minutes:

No Objection

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 23/1540/CLE - 27 Shenley Hill Radlett – Proposal: Construction of a detached outbuilding with an AC unit fitted externally sitting on sunken decking with associated soft landscaping. Certificate of Lawful Development (Existing)

6.b 23/1153/LBC - The Three Compasses, Pegmire Lane, Aldenham, Watford – Proposal: Erection of an electrical substation with 6 x high-powered DC (rapid) electric vehicle charging hubs and associated electrical equipment (Associated FUL under reference 23/1152/FUL)

6.c 23/1631/CLE - 39 Watford Road, Radlett – Proposal: Construction of outbuilding to rear of garden. Certificate of Lawful Development (Existing)

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted

7.a 23/1413/HSE - 57 The Crosspath, Radlett – HBC decision was Grant Permission – APC comment was Object

7.b 23/1435/HSE - 3 Summerhouse Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection

7.c 23/1383/ADV - 243 Watling Street, Radlett – HBC decision was Grants Consent – APC comment was No Objection

**7.d 23/1009/FUL - 8 Williams Way, Radlett – HBC decision
was Grant Permission – APC comment was Object**

8 Date of next meeting Monday 18th December 2023

Minutes:

There being no further business the meeting closed at 8.30pm.

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