



Minutes Planning Committee

Date 18/12/2023
Time 19:30 - 21:30
Location Meeting Room 2
Chair Cllr E Samuelson
Attendees Cllrs C Woolf, S Benjamin, S Ali
Officer S Heighton (Admin – OS)

Plus one member of public

1 Apologies for absence

Minutes:

Apologies were received from Cllr S Khawaja.

2 Declarations of interest on any item on the Agenda

Minutes:

None.

3 To confirm the Minutes and appendices of the meeting held on 4th December 2023

Minutes:

The minutes of the meeting 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:

There was one member of public who did not wish to speak but was interested in two items on the agenda, which were item 6.a, Church Office, Christ Church Hall, Watling Street, Radlett and item 6.l, 29B Loom Lane, Radlett. It was agreed by members of the Committee that agenda item 6.a would be first and then to bring forward agenda item 6.l next.

5 To discuss the proposed telecommunications upgrade - OFF B462, Radlett, WD25 8BN (NGR: 514693, 198658) (EJ/CTIL_136016_38)

Minutes:

No Objection

6 Planning Applications

6.a 23/1652/FUL - Church Office, Christ Church Hall, Watling Street, Radlett - Proposal: Installation of 24 x mounted solar panels. (Associated LBC application under reference 23/1653/LBC) (Revised application)

Minutes:

No Objection -- As it is in a Conservation Area, members asked whether the applicant would consider using a more modern solar panel, which is indistinguishable from the slates on the roof.

6.b 23/1673/HSE - 7 Beech Avenue, Radlett – Proposal: Conversion of garage to habitable space, demolition of garden room, creation of lower ground floor level, two storey front and rear extension. Conversion of loft to habitable space including alterations to roof, insertion of roof lights and rear dormer. Alterations to fenestration

Minutes:

No Objection -- However, Members of the Committee recommend a lowering of the front Velux window in the roof.

6.c 23/1680/HSE - 13 Battlers Green Drive, Radlett – Proposal: Part single, part two storey rear extension. Single storey front extension. Conversion of loft to habitable space including rear dormer and 3 x front roof lights. Construction of garden room to rear. Associated works and landscaping, including dropped kerb to front forecourt. (Revised application).

Minutes:

Object --

a) This revised application does not comply with SADM30 Design Guide E, in terms of scale mass and bulk which contributes to considerable over development of the site.

b) The side wall is too close to the boundary to the neighbouring property.

c) The first floor extension breaches the 45° angle and is not 2m from the boundary.

d) In the loft conversion the rear dormer windows are contrary to Design Guide E - EKP - 4 'Dormer windows should be centrally located on the roof and should not take no more than 60% of the roof slope.' Also, it would create additional floor space, not simply additional light. The east - facing roof lights would give rise to overlooking.

e) The front extension is full width of the house and reduces the front garden, which is not typical of the street scene.

f) The Garden room to the rear of the property should remain incidental

to the property.

g) Parking is a major issue, as a 4 bedroom house requires 3 individual parking spaces and at present they only have 1 shared space. Members of the Committee agree with the comments made by Highways on 30th November.

6.d 23/0849/FUL - 6 Watford Road, Radlett – Proposal: Extension of dropped kerb by 1.2m

Minutes:

No Objection

6.e 23/1681/HSE - 19 The Heath, Radlett – Proposal: Construction of single storey rear extension, first floor front and side extension, and conversion of garage to habitable room including replacement of garage doors with windows. (Revision to previously approved application reference 20/1641/HSE.)

Minutes:

Object -- As this proposal breaches the 45° line. However, if this was rectified members would have no objection.

6.f 23/1703/FUL - 42 Williams Way, Radlett – Proposal: Demolition of existing detached two storey dwelling and construction of replacement detached 4 bed two storey dwelling including accommodation at loft level and associated landscaping

Minutes:

Object --

a) The 45° line has been breached on both sides with the neighbouring properties.

b) Some concerns are raised on the materials being used, which is not in keeping with the street scene and breaches the Radlett Neighbourhood Plan's design code f (Building materials).

6.g 23/1715/HSE - The Crescent, Aldenham, Watford – Proposal: Removal of existing timber single glazed units and installation of replacement timber double glazed units to match existing. Installation of extractor fan vent cover

Minutes:

No Objection

6.h 23/1718/FUL - 11A Beaumont Gate, Radlett – Proposal: Partially retrospective application for an amendment to rear flat-roof dormer to create lower roof central section, forming 2 x full height dormer elevation profiles, with insertion of 4 x front rooflights

Minutes:

Object --

The proposal would be out of keeping and harmful to the visual amenity in the surrounding area, as the addition of 4 x roof lights and 2 x rear dormers to the buildings would form an incongruous addition to the roof scape and would be out of keeping with the uniform terraced buildings along Beaumont Gate.

6.i 23/1719/FUL - 11A Beaumont Gate, Radlett – Proposal: Retrospective application for conversion of loft to create additional office space at 3rd floor level to include rear dormer and insertion of 4 x front rooflights

Minutes:

Object --

The proposal would be out of keeping and harmful to the visual amenity in the surrounding area, as the addition of 4 x roof lights and 2 x rear dormers to the buildings would form and incongruous addition to the roof scape and would be out of keeping with the uniform terraced buildings along Beaumont Gate.

6.j 23/1717/HSE - 48 Newberries Avenue, Radlett – Proposal: Two storey front, first floor side and part single part two storey rear extensions, conversion of loft to habitable space including rear dormer and side roof lights, raised roof ridge level and alterations to fenestration. (Revised application)

Minutes:

No Objection -- subject to a satisfactory arboricultural report.

6.k 23/1623/FUL - Land To The Rear Of 333-367, Watling Street, Radlett – Proposal: Retrospective application for change of use from car park to car showroom

Minutes:

Object --

a) This retrospective application for land next to Newberries Car Park (which is a designated piece of land for possible future development, as per the Radlett Neighbourhood Plan) could have a detrimental effect on any future proposals should a change of use be granted.

b) In 2007 an application was refused re the installation of barriers at the rear of 333-367 as "the development would lead to an increase in the number of occasions vehicles would have to stop and wait on the car park access road resulting in further conflict and interference with vehicle and pedestrian movements on the adjacent highway.' The proposed development would therefore be detrimental to highway safety contrary to Local Plan Policies M2 and M12 of the Hertsmere Local Plan 2003.

- c) The increase in the number of car movements coming in and out would be inappropriate and harmful.
- d) Delivery vehicles are often using the access road on Watling Street to deliver goods to the retail shops in Newberries Parade, as it is difficult to reach the rear of the buildings to off-load. Therefore, this application site needs to remain an open area.
- e) The car park has also been known to flooding in previous years.

6.I 23/1733/FUL -- 29B Loom Lane, Radlett – Proposal: Construction of detached 5 bed house with accommodation at basement level to include access, parking and amenity space. A further subdivision of land at 29B Loom Lane following application 21/0487/FUL.

Minutes:

Object --

- a) This proposal is not in keeping with the street scene which is contrary to Policy HD3 of the Radlett Neighbourhood Plan - Respecting and Enhancing Local Townscape and Landscape Character and Patterns.
- b) Members agree with the concerns from Highways regarding the cars coming in and out of the driveway on the sharp bend of Loom Lane.
- c) The house is now bigger which breaches SADM30 in terms of scale, mass and bulk.
- d) More cars will need to be parked on the front driveway which breaches the Radlett Neighbourhood Plan Design Code D - Front Gardens and Design Code I - Grass Verges and Highway Trees.
- e) If the Officer is minded to approve this application a traffic management plan needs to be considered carefully, due to the location of this proposal.

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.

Minutes:

These were noted.

- 7.a 23/1671/LBC - Bhaktivedanta Manor, Dharam Marg, Hilfield Lane, Aldenham, Watford – Proposal: Repair, maintenance and decorations to the painted timber and windows. (Application for Listed Building Consent)**
- 7.b 23/1697/PD280 - Bio Products Laboratory, Dagger Lane, Elstree, Borehamwood – Proposal: Application for Prior Notification of the proposed demolition of 14 cottages**

7.c 23/1707/PD42 - 6 Kendals Close, Radlett – Proposal: Demolition of outbuilding and construction of a single storey rear extension. Depth: 6m, Height: 3.95m, Eaves: 3m

7.d 23/1653/LBC - Church Office, Christ Church Hall, Watling Street, Radlett – Proposal: Installation of 24 x mounted solar panels. (Application for Listed Building consent and associated FUL application under reference 23/1652/FUL) (Revised application)

8 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

8.a 23/1433/HSE - 10 Links Drive, Radlett – HBC decision was Grant Permission – APC comment was No Objection

8.b 23/1013/VOC - 16 Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was No Objection

8.c 23/1339/HSE - 32 Park Road, Radlett – HBC decision was Grant Permission – APC comment was No Objection

8.d 23/0711/HSE - 1A Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was No Objection

8.e 23/1456/HSE - 31 Christchurch Crescent, Radlett – HBC decision was Refuse Permission – APC comment was Object

8.f 23/1380/HSE - 47A Oakridge Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection

9 Date of next meeting Monday 8th January 2024

There being no further business the meeting closed at 8.58pm.

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