

Bundle Planning Committee 20 December 2021

Agenda attachments

Front sheet for Planning Committee 20th December 2021.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 6th December 2021
Planning_Committee Minutes 6_Dec21.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 Consultation on Statement of Community Involvement for SW Herts Joint Strategic Plan
South West Hertfordshire -- Joint Strategic Plan -- Dec21.docx
- 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.
Proposal: -
Proposal: -
- 6.a 21/2299/CLE -- Slades Farm Butterfly Lane Elstree – Proposal: Continued use of 11 x units (2, 3, 4, 5, 6, 8, 9, 10, 11, 14, & 16) at Slade Farm from commercial use (Class E) to showroom, hospitality events, & storage.
- 6.b 21/2307/CLP -- 16 The Crosspath Radlett --- Conversion of loft to habitable room to include hip to gable roof alterations with rear dormer, new side window, and three front roof lights.
- 6.c 21/2221/LBC -- South Medburn Farm Watling Street Elstree – Proposal: Demolition of existing buildings and redevelopment of the site to provide residential units, together with associated landscaping, amenity space, parking and access from Watling Street. (Application for Listed Building consent)
- 7 Planning decisions by Hertsmere Borough Council
The following applications were approved by Hertsmere Borough Council: -
21/
21/
21/
21/
21/
21/
21/
The following applications were refused by Hertsmere Borough Council: -
21/
21/
The following application has gone to appeal: -
21/
The following application went to appeal and was dismissed: -
19/
The following application went to appeal and was allowed: -
21/
The following application has been withdrawn: -
21/
- 7.a 21/1930/HSE -- Crimbles, Loom Place, Radlett – HBC Decision -- Grant Permission – APC comment – No objection
- 7.b 20/1693/VOC -- Site Of Former, 12 Watford Road, Radlett – HBC decision Refuse Permission – APC comment No objection
- 7.c 21/0050/FULEI -- Land North Of Butterfly Lane, Land Surrounding Hilfield Farm And Land West Of Hilfield Lane, Aldenham – HBC Decision -- Refuse Permission – ABC comments – Object.
- 7.d 21/0622/FUL -- 7 Mornington Road, Radlett --- HBC decision Grant Permission – APC comment -- Object
- 7.e 21/1978/HSE -- 5 Folly Pathway, Radlett – HBC decision Refuse Permission – APC comment -- Object
- 7.f 21/1917/FUL -- Holmesdale, Common Lane, Radlett – HBC decision Grant Permission – APC comment – No objection
- 7.g 21/1248/HSE -- 63 Oakridge Avenue, Radlett – HBC decision -- Grant Permission – APC comment -- Object
- 8 Planning Applications

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -

Proposal: -
21/

Proposal: -
21/

Proposal: -
21/

Proposal: -

- | | |
|-----|--|
| 8.a | 21/2220/FUL -- South Medburn Farm Watling Street Elstree – Proposal: Demolition of existing buildings and redevelopment of the site to provide residential units, together with associated landscaping, amenity space, parking and access from Watling Street. |
| 8.b | 21/2259/HSE -- Hawthorns The Warren Radlett – Proposal: Construction of first floor front and side extension, alterations to fenestration and associated roof alterations to include an increase in ridge height, insertion of additional front gable and new front dormer window following demolition of existing front dormer. |
| 8.c | 21/2257/FUL -- 51 Aldenham Avenue, Radlett, Hertfordshire, WD7 8JA – Proposal: Alterations to existing detached dwelling and erection of a new 3-bed detached dwelling with associated car parking and landscaping (revised application to 21/1518/FUL). (Amended Plans received 25/11/2021 - secure bike storage shed for each house added and removal of grass in front of the living room of the existing house.) |
| 8.d | 21/2284/HSE -- 41 Homefield Road Radlett Hertfordshire WD7 8PX – Proposal: Construction of part single, part two storey front extension, first floor side extension and single storey rear extension to include relocated entrance and alterations to fenestration (revised application from 21/1170/HSE) |
| 8.e | 21/2310/HSE -- 7 Loom Lane Radlett – Proposal: Erection of two storey side, single storey rear extension, front porch and 2 storey front bay feature. Roof alterations to include 3 front dormers and 1 dormer & 2 roof lights to rear. |
| 8.f | 21/2272/FUL -- Wall Hall Drive Aldenham – Proposal: Installation of a new security access barrier to Wall Hall Drive entrance with alterations to the pavement to include lowering of kerb and tactile paving. |
| 8.g | 21/2321/HSE -- 17 Beech Avenue Radlett – Proposal: Demolition of existing conservatory and construction of a part single part two storey rear extension. Construction of new basement level with new raised patio. (Revised Application). |
| 8.h | 21/2330/HSE -- 18 Canons Close Radlett – Proposal: Conversion of loft to habitable room with associated roof alterations to include rear gable, front dormer window and insertion of roof lights to both side elevations. Construction of part single, part two storey rear extension, single storey front porch extension and alterations to fenestration. |
| 8.i | 21/2332/FUL -- 11A Beaumont Gate Radlett – Proposal: Conversion of loft to create additional office space to include rear dormer and insertion of 4 x roof lights to front elevation |
| 8.j | 21/2067/HSE -- 25 Gills Hill, Radlett – Proposal: Retrospective application for retention of existing brick piers and front boundary wall (Amended description & plans received 09.12.21) |
| 8.k | 21/2316/FUL -- Hilfield Farm, Hilfield Lane, Aldenham – Proposal: Demolition of 2 x dilapidated single storey timber framed storage buildings and construction of replacement single storey building for commercial use |
| 8.l | 21/2356/VOC -- Tudor Lodge 3 The Sycamores Radlett – Proposal: Application for variation of Condition 2 (Plans) to allow for changes to the proposed double glazed timber casement windows to double glazed aluminium windows following grant of planning permission 21/0499/HSE |
| 8.m | 21/2354/HSE -- 2 Willow Way Radlett – Proposal: First floor side extension; loft conversion to provide habitable living accommodation, incorporating increase in roof height, hip to gable roof extension, rear roof extension with rear Juliet balcony; insertion of 2 rooflights to front, both sides and rear, and alterations to fenestration. (Revised Application). |
| 8.n | 21/2333/VOC -- The Three Horseshoes The Green Letchmore Heath – Proposal: Application for variation of condition 2 (plans) to change from timber gazebo and retractable roof to aluminium gazebo and fixed roof following grant of planning permission 20/1980/FUL. |
| 9 | Date of next meeting -- 10th January 2022. |

- 8.b 21/2259/HSE -- Hawthorns The Warren Radlett – Proposal: Construction of first floor front and side extension, alterations to fenestration and associated roof alterations to include an increase in ridge height, insertion of additional front gable and new front dormer window following demolition of existing front dormer.

- 8.c 21/2257/FUL -- 51 Aldenham Avenue, Radlett, Hertfordshire, WD7 8JA – Proposal: Alterations to existing detached dwelling and erection of a new 3-bed detached dwelling with associated car parking and landscaping (revised application to 21/1518/FUL). (Amended Plans received 25/11/2021 - secure bike storage shed for each house added and removal of grass in front of the living room of the existing house.)

- 8.d 21/2284/HSE -- 41 Homefield Road Radlett Hertfordshire WD7 8PX – Proposal: Construction of part single, part two storey front extension, first floor side extension and single storey rear extension to include relocated entrance and alterations to fenestration (revised application from 21/1170/HSE)

- 8.e 21/2310/HSE -- 7 Loom Lane Radlett – Proposal: Erection of two storey side, single storey rear extension, front porch and 2 storey front bay feature. Roof alterations to include 3 front dormers and 1 dormer & 2 roof lights to rear.

- 8.f 21/2272/FUL -- Wall Hall Drive Aldenham – Proposal: Installation of a new security access barrier to Wall Hall Drive entrance with alterations to the pavement to include lowering of kerb and tactile paving.

- 8.g 21/2321/HSE -- 17 Beech Avenue Radlett – Proposal: Demolition of existing conservatory and construction of a part single part two storey rear extension. Construction of new basement level with new raised patio. (Revised Application).

- 8.h 21/2330/HSE -- 18 Canons Close Radlett – Proposal: Conversion of loft to habitable room with associated roof alterations to include rear gable, front dormer window and insertion of roof lights to both side elevations. Construction of part single, part two storey rear extension, single storey front porch extension and alterations to fenestration.

- 8.i 21/2332/FUL -- 11A Beaumont Gate Radlett – Proposal: Conversion of loft to create additional office space to include rear dormer and insertion of 4 x roof lights to front elevation

- 8.j 21/2067/HSE -- 25 Gills Hill, Radlett – Proposal: Retrospective application for retention of existing brick piers and front boundary wall (Amended description & plans received 09.12.21)

- 8.k 21/2316/FUL -- Hilfield Farm, Hilfield Lane, Aldenham – Proposal: Demolition of 2 x dilapidated single storey timber framed storage buildings and construction of replacement single storey building for commercial use

- 8.I 21/2356/VOC -- Tudor Lodge 3 The Sycamores Radlett – Proposal: Application for variation of Condition 2 (Plans) to allow for changes to the proposed double glazed timber casement windows to double glazed aluminium windows following grant of planning permission 21/0499/HSE

- 8.m 21/2354/HSE -- 2 Willow Way Radlett – Proposal: First floor side extension; loft conversion to provide habitable living accommodation, incorporating increase in roof height, hip to gable roof extension, rear roof extension with rear Juliet balcony; insertion of 2 rooflights to front, both sides and rear, and alterations to fenestration. (Revised Application).

- 8.n 21/2333/VOC -- The Three Horseshoes The Green Letchmore Heath – Proposal: Application for variation of condition 2 (plans) to change from timber gazebo and retractable roof to aluminium gazebo and fixed roof following grant of planning permission 20/1980/FUL.

- 9 Date of next meeting -- 10th January 2022.

Aldenham Parish Council



E-mail aldenham-pc.gov.uk

First Floor, The Radlett Centre
1 Aldenham Avenue
RADLETT
WD7 8HL
Tel: 01923 856433

www.aldenham-pc.gov.uk

Date: 14th December 2021

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Monday 20th December 2021.

At the Radlett Centre, 1 Aldenham Avenue, Radlett, WD78HL at 7.30pm.

Due to current Covid19 restrictions members of the public are asked to view the meeting on Zoom/us please follow the link below

<https://us02web.zoom.us/j/86002342097?pwd=WU5wNnZoR3N4NjBFeTIMVWIhWEVGZz09>

Meeting ID: 860 0234 2097

Passcode: 761372

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 06/12/2021
Time 19:30 - 21:30
Location Douglas Hicks Meeting Room
Chair Cllr M Cherry
Attendees Cllrs J Lefton & A Robinson plus one member of the public
Officer P Evans (Council Manager)

1 Apologies for absence.

Minutes:

Apologies were received from Cllrs S Khawaja & E Samuelson

2 Declarations of interest on any item on the Agenda.

Minutes:

None

3 To confirm the Minutes and appendices of the meeting held on 15th November 2021

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 suspended standing orders so that the member of the public present could address the committee.

The member of the public spoke regarding application 21/2172/VOC -- 421 Watling Street Radlett. Cllr M Cherry thanked the member of the public for attending and then standing orders were resumed.

Cllr M Cherry suggested that this application was discussed first which the committee agreed.

5 To discuss the following consultation Hertfordshire Essex Rapid Transit

Minutes:

This consultation had been circulated prior to the meeting. Members thought it was a good concept but lacked detail, and funding.

**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 applications were all noted.

- 6.a 21/2214/CLP -- 26 Watford Road Radlett -- Demolition of existing rear conservatory and construction of replacement single storey rear extension. Certificate of Lawful Development (Proposed). 21/2199/CLP -- 18 Craigweil Avenue Radlett -- Erection of outbuilding to rear garden. Certificate of Lawful Development (Proposed).**
- 6.b 21/2199/CLP -- 18 Craigweil Avenue Radlett -- Erection of outbuilding to rear garden. Certificate of Lawful Development (Proposed).**
- 6.c 21/2107/LBC -- Aldenham House Haberdashers Askes Boys School Butterfly Lane Elstree – Proposal: Restoration, repair and maintenance works to Aldenham House, adjoining courtyard block and stable block to include minor demolitions and extensions to repurpose the building, second floor ancillary staff accommodation and associated landscaping.**
- 6.d 21/2233/CLP -- 37 Gills Hill Lane Radlett – Conversion of loft to habitable room with rear L shaped dormer, change in roof shape from hipped to gable and 4 rooflights to front and 3 to side.**
- 6.e 21/2237/CLP -- Tyndalls The Avenue Radlett – Conversion of loft to habitable room with 3 rear dormers and 1 rooflight to front.**
- 6.f 21/2227/CLP -- 8 Medow Mead Radlett – Application of render to external walls.**

7 Planning Decisions by Hertsmere Borough Council

Minutes:

These decisions were all noted.

- 7.a 21/1877/HSE -- 91 Loom Lane, Radlett HBC decision -- Grant Permission -- APC comment Object**
- 7.b 21/1793/FUL -- 11A Beaumont Gate, Radlett -- HBC decision -- Refuse Permission -- APC comment -- No Objection**

- 7.c 21/1899/HSE -- 13 Gills Hill Lane, Radlett - HBC decision -- Grant Permission -- APC comment -- No Objection**
- 7.d 21/1942/HSE -- Treetops, Aldenham Grove, Radlett -- HBC decision -- Grant Permission -- APC comment -- No Objection**
- 7.e 21/1876/HSE-- 19 The Grove, Radlett --HBC decision-- Refuse Permission -- APC comment -- No Objection**
- 7.f 21/1953/HSE -- 28 Watling Street, Radlett -- HBC decision -- Grant Permission -- APC comment -- Object**
- 7.g 21/1807/HSE -- 5 Letchmore Road, Radlett -- HBC decision -- Grant Permission -- APC comment -- No Objection**

8. Planning Applications

- 8.a 21/2177/HSE -- 18B Christchurch Crescent Radlett -- Proposal: Installation of new electronic, automatic sliding entrance gate.**

Minutes:

No objections providing the obligation in the previous planning decision to replace the oak tree is undertaken.

- 8.b 21/2174/HSE -- 24 Christchurch Crescent Radlett -- Proposal: Conversion of loft to habitable room with two side dormers and 4 x side rooflights.**

Minutes:

Object -- The dormers appear to be unsightly and very large which contravenes Design Guide E Para 6. They occupy more than 70% of the roof slope, are not centrally located and at the same height as the ridge. There is also a question as to whether this meets the parking standards

- 8.c 21/2165/HSE -- 1A The Drive Radlett -- Proposal: Construction of a first-floor side extension, alterations to fenestration and conversion of loft to habitable room with associated roof alterations to include an increase in ridge height with 3 x rear dormers and 5 x front roof lights**

Minutes:

Object -- The roof design is too bulky and out of keeping with the property. The windows accentuate the overbearing nature of the bulk of the property. The proposal would not comply with HBC Core Strategy policies SP1 or CS22 , SADM 30 as well as RNP Design Code HD3.

- 8.d 21/2168/HSE -- 25 Peregrine Close Watford -- Proposal: Construction of single storey side extension and alterations to fenestration**
Minutes:
No objection even though it is in breach of the 1m rule, but as it adjacent to the highway it will not affect neighbours.
- 8.e 21/2191/HSE -- 25 Peregrine Close Watford -- Proposal: Installation of hard landscaping to front boundary. Removal of existing boundary fence and construction of a replacement boundary fence to include gates.**
Minutes:
No objection, but would prefer to see a permeable surface for the hard landscaping.
- 8.f 21/2172/VOC -- 421 Watling Street Radlett -- Proposal: Application for variation of condition 7 (plans) to allow for render to external elevations and removal of the front ramp following grant of planning permission 20/0789/HSE.**
Minutes:
Object, this actually looks as though condition 6 of the planning permission has been breached. The proposal is out of keeping with the street scene.
- 8.g 21/2201/FUL -- Delrow Edge, Hilfield Lane, Aldenham -- Proposal: Alterations to existing 3-bed semi-detached dwelling to divide into 2 x dwellings (1 x 2-bed dwelling and 1 x 3-bed dwelling). Associated external works to include extension/alteration of existing driveway to allow for 2 additional car parking spaces and additional fence to divide rear garden.**
Minutes:
No objection.
- 8.h 21/2209/HSE -- 7 The Heath Radlett -- Proposal: Changes to fenestration at front elevation, new front door, and new cladding to front and side elevations.**
Minutes:
No objection.
- 8.i 21/2203/HSE -- Autumn Cottage 61 Oakridge Avenue Radlett -- Proposal: Construction of a single storey front extension and single storey rear extension to include relocated front entrance and alterations to fenestration**
Minutes:

It is noted that the RNP is not mentioned under constraints.

Object

- a) The building on the boundary is in breach of the Design Guide E
- b) The extension at the rear is the same, building on the boundary with number 63 Oakridge. This is also in contravention of Design Guide E as well as RNP Design Code e.
- c) The 45-degree rule has also been broken at the front and rear.

- 8.j 21/2213/HSE -- 26 Watford Road Radlett -- Proposal: Conversion of garage to habitable space, construction of a first-floor front extension with balcony and alterations to fenestration**

Minutes:

No objection

- 8.k 21/2208/HSE -- 26 The Avenue Radlett -- Proposal: Erection of first floor side, part single, part two storey front and rear extensions, conversion of existing garage to habitable room, erection of single storey front portico after demolition of existing front facing conservatory and construction of detached double garage**

Minutes:

No objection, but the committee would ask whether the garages at the front should be allowed.

- 8.l 21/1971/FUL -- Land Adjacent to Kendal Cottage Kendal Hall Farm Watling Street Radlett -- Proposal: Demolition of existing mobile caravan home and ancillary store buildings and erection of new detached, two storey 4-bed dwelling to include associated landscaping, amenity space, parking, bin store and cycle store.**

Minutes:

Object -- This is inappropriate development in the Green Belt.

- 8.m 21/2241/HSE -- 55 Goodyers Avenue Radlett – Proposal: Proposal: Construction of single storey rear infill extension, alterations to fenestration, and associated roof alterations to include insertion of 3 x side dormers to create additional accommodation at loft level with rear Juliet balcony.**

Minutes:

No objection

- 8.n 21/2239/VOC -- 4 Aldenham Avenue Radlett – Proposal: Application for variation of condition 3 (plans) to allow for the erection of new entrance gates following grant of planning permission 19/1921/FUL.**

Minutes:

Object

- a) The gates are too high, above the 1.5m allowed (1.85m)
- b) This is in breach of RNP Design guide G as the gates do not respect the local character of the area and the openness of the street scene

- 8.o 21/1958/FUL -- 28 New Road, Radlett – Proposal: Demolition of existing dwelling and erection of 3 x 2 storey, 4 bed dwellings to include habitable loft accommodation with parking, amenity and landscaping**

Minutes:

No objection but would ask the officer to check the refuse bin and cycle storage to ensure it meets the standards required.

- 8.p 21/2187/FUL -- Site of Former Abbeyfield Society 1 - 3 The Drive Radlett -- Proposal: Retention of temporary steps leading to show apartment**

Minutes:

No objection, but would ask that a sensible end date is agreed.

- 8.q 21/2252/HSE -- 28 Morgan Gardens Aldenham – Proposal: Construction of part single, part two storey rear extension and alterations to fenestration**

Minutes:

No objection.

- 9 Date of next meeting -- 20th December 2021 at 7.30pm**

There being no further business the meeting closed at 8.24pm

Chairman.....

Date.....

The five Councils that make up South West Hertfordshire are working together to produce a Joint Strategic Plan (JSP). This Plan will address some of the biggest issues and challenges facing the area to 2050. The five councils are Dacorum Borough, Hertsmere Borough, St Albans City and District, Three Rivers District and Watford Borough, supported by Hertfordshire County Council.

The plan will create a vision for South West Hertfordshire, setting out the priorities for the area, ensuring transport, education healthcare infrastructure is co-ordinated and ensure new homes and jobs are delivered in the right places.

Public and stakeholder engagement will be a very important part of preparing this Plan. We have therefore prepared a Statement of Community Involvement (SCI) that sets out the broad approach we will take to engagement at different stages of plan preparation. This SCI will be supplemented by more detailed engagement strategies that will be drawn up at each key stage.

Whilst we are no longer legally required to consult on SCIs, we would still appreciate your feedback on our draft document. **This is available to view on our website: www.swhertsplan.com.**

If you would like a copy emailed to you, please let us know.

Copies are also held at local libraries within the South West Hertfordshire area, for reference purposes.

If you wish to make any comments on the document, please make sure they reach us by **5pm on 17 January 2022**, so that we can include them in the report we will prepare for each Council to consider, before publishing the final SCI early next year.

Comments should either be emailed to SWHJSP@dacorum.gov.uk or can be posted to:

South West Herts JSP team
c/o Dacorum Borough Council
The Forum
Marlowes
Hemel Hempstead
HP1 1DN