

Bundle Planning Committee 4 December 2023

Agenda attachments

Front Sheet for Planning Committee 4th December 2023

- 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 Monday 20th November 2023

Minutes Planning Committee 20 November 2023

- 4 To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1 d
- 5 Planning Applications
 - 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)
 - 5.a
 - 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)
 - 5.b
 - 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
 - 5.c
 - 23/1646/FUL - 221 Watling Street, Radlett – Proposal: Insertion of ground floor window to front elevation and alterations to front door
 - 5.d
 - 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
 - 5.e
 - 23/1663/HSE - 46 Elm Walk, Radlett – Proposal: Enlargement of existing side dormer
 - 5.f
 - 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
 - 5.g
 - 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
 - 5.h
- 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.
 - 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.a

- 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
- 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

Aldenham Parish Council



First Floor, The Radlett Centre
1 Aldenham Avenue
RADLETT
WD7 8HL

Tel: 01923 856433

E-mail: manager@aldenham-pc.gov.uk
www.aldenham-pc.gov.uk

Date: 29th November 2023

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Monday 4th December 2023.

At the Radlett Centre, 1 Aldenham Avenue, Radlett, WD7 8HL 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: S Khawaja, E Samuelson, S Ali, S Benjamin, C Woolf



DRAFT Minutes Planning Committee

Date 20/11/2023
Time 19:30 - 21:30
Location Meeting Room 2
1st Floor, The Radlett Centre.
1 Aldenham Avenue,
Radlett, Hertfordshire
WD7 8HL
Chair Cllr S Khawaja
Attendees Cllrs E Samuelson, C Woolf, S Benjamin & G Taylor (Co-Opted Member)
Officer S Heighton (Admin – OS)

1 Apologies for absence

Minutes:

Apologies were received from Cllr S Ali.

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 E Samuelson declared a non-pecuniary interest in agenda item 5.a, 23/1512/HSE Waterside Lodge, Waterside, Radlett as the immediate neighbour is a relative.

3 To confirm the Minutes and appendices of the meeting held on 6th 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:

There were no members of public present.

5 Planning Applications

- 5.a 23/1512/HSE - Waterside Lodge, Waterside, Radlett – Proposal: Single storey side extension, first floor front and rear extensions, loft extension with hip to gable roof alterations including front, rear and side dormer windows and two front roof lights. Proposed front side and rear canopy, facade cladding with timber battens and brick finish. Alterations to fenestration**

Minutes:

Object --

- a) This proposal is contrary to SADM30, in terms of good quality design.
- b) The Radlett Neighbourhood Plan Policy HD3, 'Respecting and Enhancing Local Townscape and Landscape Character and Patterns' has been breached.

- 5.b 23/1536/HSE - 7 Beech Avenue, Radlett – Proposal: Conversion of loft to habitable space with associated roof alterations to include crown roof, 2x gables to front and rear, insertion of 1x front and rear rooflights and 2x rooflights to each side. Conversion of garage to habitable space. Construction of part single, part two storey front extension to include new porch and front entrance. Construction of lower ground, part ground and part first floor rear extension following demolition of existing garden room. Alterations to fenestration and removal of chimney stack**

Minutes:

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

- 5.c 23/1554/HSE - The Fourtrees, Common Lane, Letchmore Heath, Watford – Proposal: Construction of a single storey rear infill extension in orangery style, with glass roof lantern. (Associated LBC application under reference 23/1555/LBC)**

Minutes:

No Objection -- Pending approval from the Conservation Officer.

5.d 23/1557/HSE - 9 Medow Mead, Radlett – Proposal: Part single part two storey side extension, first floor front and rear extensions and erection of front porch. Conversion of garage to habitable space including alterations to fenestration

Minutes:

Object --

- a) The ground floor extension is too close to the boundary with No.10 at 0.5m.
- b) The flank wall terminates at the rear boundary where there should be a 1m gap.
- c) The first floor side extension is not 2m from the boundary with No.8 which is contrary to Planning Design Guide E: boundary set-in.
- d) Conversion of the garage removes a substantial amount of the green verge at the front boundary to make space for 3 cars, which is in breach of the Radlett Neighbourhood Plan, Design Code D – 'Front Gardens.'

5.e 23/1015/FUL - 3 Loom Place, Radlett – Proposal: Demolition of existing dwelling and construction of a pair of semi-detached dwellings with habitable loft accommodation and basement level with gym and cinema, associated parking, access, amenity, and cycle and bin store (Amended Plans Received 06.11.2023)

Minutes:

Object --

- a) The 2nd floor would cause overlooking to the front and side neighbours.
- b) There are insufficient parking spaces and street parking is limited.
- c) The street scene would not be maintained and the development will look cramped on site.
- d) The ridge height is excessive and out of character, which is contrary to the Radlett Neighbourhood Plan Design Code B – 'Ridge height'.
- c) Members noted that Place Services have already objected on arboricultural grounds.

5.f 23/1568/HSE - 13 Christchurch Crescent, Radlett – Proposal: Installation of electric swing gate with replacement front brick piers, lower wall and rear brick piers

Minutes:

No objection

- 5.g 23/1569/FUL - 4 The Avenue, Radlett – Proposal: Demolition of existing dwelling and construction of 3 x detached two storey dwellings with accommodation at basement and loft level, attached garages, bin storage, associated landscaping, boundary treatments, additional vehicular crossover and access for House 3 via The Warren and additional pedestrian access for House 2 via The Avenue**

Minutes:

No Objection - Though Members would draw attention to the section of the Radlett Neighbourhood Plan - Objective 3, where a plot of this size should build numerous smaller homes. Also, subject to approval from the arboricultural report.

- 5.h 23/1574/HSE - 5 Loom Lane, Radlett – Proposal: Conversion of single window on front elevation to glazed door**

Minutes:

No Objection

- 5.i 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 (Associated LBC under reference 23/0441/LBC)**

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.

f) There is insufficient parking for residents/visitors and the road plan does not make sufficient allowance for the turning of emergency and service vehicles.

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 23/1548/CLP - 41 Aldenham Avenue Radlett – Proposal: Proposed provision of twin-unit mobile home within rear garden for use of additional accommodation Certificate of Lawful Development (Proposed)

Minutes:

APC planning committee would like to indicate strong reservations about this application. We believe the proposed structure, owing to its size and semi-permanence, should have been in a FULL application, not a CLP.

6.b 23/1555/LBC - The Fourtrees, Common Lane, Letchmore Heath, Watford – Proposal: Construction of a single storey rear infill extension in orangery style, with glass roof lantern. (Application for Listed Building Consent and associated HSE application under reference 23/1554/HSE)

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

7.a 23/1233/FUL - Church Office, Christ Church Hall, Watling Street – HBC decision was Refuse Permission – APC comment was No Objection

7.b 23/1148/HSE - 71 The Crosspath, Radlett – HBC decision was Grant Permission – APC comment was Object

8 Date of next meeting Monday 4th December 2023

Minutes:

There being no further business the meeting finished at 9pm.

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

DRAFT