



## **DRAFT Minutes Planning Committee**

**Date** 19/03/2024  
**Time** 19:30 - 21:30  
**Location** The Radlett Centre, 1 Aldenham Avenue, Radlett WD7 8HL  
Meeting Room 2  
**Chair** Cllr S Khawaja  
**Attendees** Cllrs E Samuelson, C Woolf, S Ali, S Benjamin & G Taylor  
(Co-Opted Member)  
**Officer** S Highton – (Admin – OS)

There were also 8 members of public present

### **1 Apologies for absence**

*Minutes:*

All members were present.

### **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**

*Minutes:*

None.

#### **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:*

Committee Members declared a non-pecuniary interest in agenda item, 5.h, 24/0262/HSE, 20 Cobden Hill, as the property backs on to Cobden Hill Dell, which is owned by APC.

### **3 To confirm the Minutes and appendices of the meeting held on Monday 4th March 2024**

*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. One member raised concerns about agenda item 5.g, 24/0268/HSE, 8 The Crosspath, Radlett, two members raised concerns about agenda item 5.e, 24/0265/HSE, 89 Gills Hill Lane, Radlett, two members raised concerns about agenda item 5.i, 18 Craigweil Avenue, Radlett and three members spoke regarding agenda item 5.c, 24/0266/HSE, 21 Folly Close. Members of the Committee asked questions for clarification before the members of the public were thanked for their attendance and standing orders were then resumed. It was then decided that agenda item 5.c, would be considered first, then 5.e, then 5.g and finally 5.i.

**5 Planning Applications**

**5.a 24/0239/HSE - 16 Cragg Avenue, Radlett – Proposal: Part two-part single-storey front and side extension, single-storey rear extension and alterations to fenestration**

*Minutes:*

Object --

The proposal is too close to the boundary at 700mm at ground level, which contravenes the Radlett Neighbourhood Plan, Design Code E - Spacing between building and boundary (set-in).

**5.b 24/0241/HSE - 36 Shenley Hill, Radlett – Proposal: Instillation of 2x air source heat pumps and 4x air-conditioning units. (Retrospective application).**

*Minutes:*

No Objection - pending approval from the Environmental Officer.

**5.c 24/0266/HSE - 21 Folly Close, Radlett – Proposal: Two-storey side extension following demolition of garage**

*Minutes:*

Object --

- a) This application is contrary to the 2m rule at 1st floor level.
- b) The proposal does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk and is considered an

overdevelopment of the site.

c) There are insufficient parking standards, as there needs to be 4 parking spaces for a 5 bedroom house.

d) This would cause a sufficient loss of garden frontage, which would be contrary to the Radlett Neighbourhood Plan - Design Code D - Front Gardens. The surroundings should be respected.

e) This is also contrary to the Radlett Neighbourhood Plan - Objective 3 - to keep and support the development of smaller homes.

f) The development would be too close to the boundary with the neighbours at No 22 and would therefore breach the Radlett Neighbourhood Plan - Design Code E - Spacing between building and boundary (set-in).

**5.d 24/0248/FUL - 2 The Green, Letchmore Heath, Watford – Proposal: Change of Use of Residential Dwelling to Monks Accommodation (Retrospective application)**

*Minutes:*

No Objection

**5.e 24/0265/HSE - 89 Gills Hill Lane, Radlett – Proposal: Part-single part two-storey front, side and rear extensions with integrated garage following removal of side extension, construction of outbuilding to rear garden and conversion of loft to habitable space including rear dormer and front roof light. (Part retrospective)**

*Minutes:*

Object -- The previous application was objected to and APC's comments still stand.

a) The appearance of the property would be out of keeping with the street scene and would appear unbalanced.

b) There are insufficient car parking spaces for the number of bedrooms.

c) The 45° site lines are not clarified in the drawings and the 45° line is breached at the front of the property.

**5.f 23/1340/HSE - 8 Shenley Hill, Radlett – Proposal: Construction of a part single, part two-storey rear extension, first floor side extension, single-storey side infill extension and alterations to fenestration. Conversion of loft to habitable space with associated roof alterations to include a rear dormer windows and**

**insertion of roof lights to both side elevations. Front landscaping works to include installation of iron handrail with raised entrance area and associated steps and additional planting. (Amended Plans received 29/02/2024)**

*Minutes:*

Object – APC's comments still stand from the previous plans:

- a) This application does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk which contributes to an overbearing development of the site.
- b) The ground floor extension breaches the 45° line.
- c) The first-floor extension breaches the 2m boundary rule, being 1.1m and 0.76m at the rear of the extension.
- d) The crown roof will be visible from the street and will appear to be bulky and overbearing, which is contrary to Design Guide D.
- e) Design Guide EKP - 1 and EKP - 5 are also breached from the large crown roof as it is out of keeping with the street scene.

**5.g 24/0268/HSE - 8 The Crosspath, Radlett – Proposal: Part single-, part two-storey front, side and rear extensions; conversion of loft to habitable space with roof alterations to include insertion of rear dormer; alterations to fenestration**

*Minutes:*

Object --

- a) The proposal does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk and is considered an overdevelopment of the site. This would also breach the Radlett Neighbourhood Plan - Design Code A - Plot Coverage.
- b) The proposal is too close to the boundary at both the ground floor which is 50cm and 1st floor at 70cm. This would be contrary to the Radlett Neighbourhood Plan Design Code E - Spacing between building and boundary (set-in).
- c) The development would be out of keeping with the street scene, as the ridge height would be dominant and contravene the Radlett Neighbourhood plan - Design Code B - Ridge Height.
- d) The gable window in the roof would give rise to overlooking the neighbour's rear gardens.
- e) Members also note that from Google Street View photos, the property had 3 trees in the front gardens. As this is in a Conservation Area, concerns are raised as to whether

permission was granted to remove and create a hard-standing surface, which would also breach Design Code D of the Radlett Neighbourhood Plan - Front Gardens.

**5.h 24/0262/HSE - 20 Cobden Hill, Radlett – Proposal: Construction of pedestrian access and vehicular access gates with alterations to hard and soft landscaping**

*Minutes:*

Object --

a) The pillars are too high at 2.7m and the gates are too high at 2.2m.

b) This proposal is contrary to the Radlett Neighbourhood Plan Design Code C - Gates.

**5.i 24/0306/HSE - 18 Craigweil Avenue, Radlett – Proposal: Extension to existing patio and construction of outdoor kitchen/bbq area to rear**

*Minutes:*

Object --

Due to the nature of the proposed kitchen BBQ, and it has not been proposed whether it is coal or gas, it may raise concerns with fire safety regulations.

**5.j 24/0310/HSE - 16 Links Drive, Radlett – Proposal: Construction of a single-storey rear conservatory extension**

*Minutes:*

No Objection

**5.k 24/0311/HSE - Chideock, Brook Drive, Radlett – Proposal: Removal of existing gate and fences, installation of 1.5m high replacement gates to the front boundary and installation of 1.8m high side perimeter fencing with associated concrete posts. (Revised application from 23/0853/HSE)**

*Minutes:*

No Objection - as long as relevant covenants have been complied with fencing and the vegetation around the boundary edging is in keeping with the Radlett Neighbourhood Plan - Design Code D - Front Gardens

**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 24/0259/CLE - 36 Willow Way, Radlett – Proposal: Conversion of loft to habitable space to include rear dormer and 3x rooflight to front. Construction of single-storey outbuilding Certificate of Lawful Development (Existing)**

**7 Planning decisions by Hertsmere Borough Council**

*Minutes:*

These were noted.

- 7.a 23/1718/FUL - 11A Beaumont Gate, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 7.b 23/1719/FUL - 11A Beaumont Gate, Radlett – HBC decision was Refuse Permission – APC comment was Object**
- 7.c 24/0008/HSE - 3 Summerhouse Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection**
- 7.d 23/0995/HSE - 66 Shenley Hill, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 7.e 24/0038/FUL - Elangeni, Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was Grant Permission – APC comment was Object**
- 7.f 24/0058/HSE - Tullamoor, Pegmire Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection**
- 7.g 22/2099/FUL - 103 Gills Hill Lane, Radlett – HBC decision was Refuse Permission – APC comment was Object**

**8 Date of next meeting Tuesday 2nd April 2024**

*Minutes:*

There being no further business the meeting closed at 9.26pm.

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

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