

Bundle Planning Committee 5 September 2022

Agenda attachments

Front sheet for Planning Committee 5th September 2022.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 15th August 2022
Minutes_Planning_Committee_15_August_2022.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 Hertsmere Borough Council is now consulting on a proposal to designate all streets in the Borough as “consent streets” for the purposes of street trading. This means that any person actively street trading in the Borough will need the consent of the Council to do so after 1 January 2023. Street Traders include those that sell food – such as Burger, Kebab or Breakfast vans from stationary positions or mobile sellers such as Ice Cream and coffee vans; However, the activity can be very wide and include anything sold in a public street or market stalls. A draft Policy can be found on the Council’s website alongside further details;
<https://www.hertsmere.gov.uk/Business/Licensing/Trading-Licensing/Street-Trading-Licensing.aspx>
- 6 Planning Applications
- 6.a 22/1369/FUL - 23 Homefield Road Radlett – Proposal: Demolition of existing dwelling and erection of replacement detached, 5-bed dwelling with basement and roof accommodation to include associated landscaping, parking, bin store and bike store.
- 6.b 22/1383/FUL - Medburn Sports Ground Watling Street – Proposal: Single storey rear extension to clubhouse, erection of floodlights, 2x stands, 2x 5m high ball nettings, a pay box, and close board fencing.
- 6.c 22/1379/HSE - 13 Goodyers Avenue Radlett – Proposal: Construction of a single storey rear extension and alterations to fenestration.
- 6.d 22/1386/HSE - 5 Watling Knoll Radlett – Proposal: Ground floor rear extension following demolition of detached garage.
- 6.e 22/1391/HSE - 19 Cragg Avenue Radlett – Proposal: Single storey rear, side, and front porch extensions.
- 6.f 22/1387/HSE - Letchmore House The Green Letchmore Heath – Proposal: Retention of existing 3ft high trellis on top of existing wall. Retrospective application.
- 6.g 22/1407/HSE - 27 Goodyers Avenue Radlett – Proposal: Part single part 2 storey front extension with alterations to fenestration, front porch extension with roof light lantern, conversion of loft to habitable room with 2 rear dormers, front and side roof lights and associated roof alterations. Insertion of solar panels to the roof.
- 6.h 22/1427/HSE - 1 Church Farm Cottages Church Lane Aldenham – Proposal: Single storey infill link extension and continued use of the garage for ancillary use.
- 6.i 22/1400/FUL - 243 & 243A Watling Street Radlett – Proposals: External alterations to existing shopfront to create new shopfront with two separate entrances from Watling Street.
- 6.j 22/1449/HSE - Greenlands Common Lane Radlett – Proposal: Removal of existing windows and installation of replacement new double-glazed windows to front elevation.
- 6.k 22/1438/HSE - 50 Williams Way Radlett – Proposal: Conversion of garage to habitable space to include associated pitched roof alterations. Construction of a single storey front extension, single storey rear extension, and alterations to fenestration. Conversion of loft to habitable space to include rear dormer and insertion of roof lights to front and rear elevations.
- 6.l 22/1417/HSE - 51 Aldenham Avenue Radlett – Proposal: Conversion of loft to form habitable space including insertion of roof lights to all elevations. Two storey rear extension, single storey side extension and alterations to fenestration. Amendment to 21/2257/FUL.
- 6.m 22/1441/HSE - 16 Goodyers Avenue Radlett – Proposal: Conversion of garage to habitable space, ground floor front infill extension, first floor front and rear extensions and alterations to fenestration. Hip to gable roof alterations to include rear dormer extension and two dormers to front elevation.
- 6.n 22/1402/VOC - 27 Newlands Avenue Radlett – Proposal: Application for variation of condition 2 (plans) to allow for amendments to front elevation, double chimney breast and approved levels following grant of planning permission 21/1666/FUL.
- 6.o 22/1235/FUL - 52 Watling Street Radlett – Proposal: Regularisation of plans for 2 x existing units (Flat 1 and 2, 52 Watling Street) following permission under 16/0180/FUL. Creation of additional residential unit within loft space (1 x bed) to include amenity space and parking (part retrospective application).

- 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
- 7.a 22/1447/LBC - Greenlands Common Lane Radlett (Application for Listed Building consent) Removal of existing windows and installation of replacement new double glazed windows to front elevation.
- 7.b 22/1459/LBC - Greenlands Common Lane Radlett (Application for Listed Building consent) Demolition of existing outbuilding and erection of new detached, garden room with basement level to rear garden
- 8 Planning decisions by Hertsmere Borough Council
- 8.a 22/0778/HSE - 10 Christchurch Crescent, Radlett – HBC Decision was Grant Permission – APC comment was Object
- 8.b 22/1173/PD56AD - 26 Craigweil Avenue, Radlett – HBC Decision was PD56 - Refused Prior Approval - APC comment was Object
- 8.c 22/0789/FUL - 74 - 76 Watling Street, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.d 21/2106/FUL - Aldenham House, Haberdashers Askes Boys School, Butterfly Lane, Elstree – HBC decision was Grant Permission – APC comment was No Objection
- 8.e 22/0977/VOC - Birchwood Manor, Theobald Street, Radlett – HBC decision was grant Permission – APC comment was No Objection
- 9 Date of next meeting Monday 19th September at 7.30pm

Aldenhams Parish Council



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Date: 31st August 2022

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Monday 5th September 2022.

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: M Cherry, S Khawaja , A Robinson, E Samuelson.



DRAFT Minutes Planning Committee

Date 15/08/2022
Time 19:30 - 21:30
Location Meeting Room 2
Chair Cllr M Cherry
Attendees Cllrs S Khawaja, A Robinson & G Taylor (Co-opted Member)
Officers S Heighton (Admin – OS)

1 Apologies for absence

Minutes:

Apologies were received from Cllr 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 1st August 2022

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:

There were no members of the public.

5 To discuss the following consultations

5.a Hertfordshire County Council is preparing a new Minerals and Waste Local Plan which will replace the current adopted Minerals Local Plan Review 2002-2016 (March 2007), Waste Core Strategy and Development Management Policies Development Plan Document (DPD) (November 2012), Waste Site Allocations DPD (July 2014), Mineral Consultation Areas in Hertfordshire Supplementary Planning Document (SPD) (November 2007) and Employment Land Areas of Search SPD (November 2015).

- 5.b Careful consideration has been given by Fairfax regarding the proposal site on the edge of Radlett, which lies east of Newberries Avenue while Theobald Street abuts the land to the south and Shenley Road to the north. At present, the site is designated as part of the Green Belt, but with a lack of brownfield land in the Hertsmere Borough Council area, sustainable development on greenfield land is likely to be required meet local housing needs, including affordable homes. As a result, Fairfax is proposing to submit a planning application to develop the land between Theobald Street and Shenley Road.**

Minutes:

This was noted, but was questionable as to why;

a) The consultation is held virtually

b) It is held over the peak Summer period when people are not around.

6 Planning Applications

- 6.a 22/1293/CLE - Little Simpsons New Road Letchmore Heath – Proposal: Continued use of 2 x garages (left and middle) for storage and distribution purposes. Certificate of Lawful Development (Existing).**

Minutes:

No Objection

- 6.b 22/0974/HSE - Hillock The Warren Radlett – Proposal: Single storey front extension to link existing detached garage to main dwelling and part conversion of garage to habitable room. Demolition of existing conservatory and construction of a single storey rear extension**

Minutes:

No Objection

- 6.c 22/1225/VOC - Newlands Avenue, Radlett - Proposal: Application for variation of Condition 3 (hard surfaced areas and means of enclosure) and Condition 11 (approved plans; Site Plan dwg no. 5575 A106 B) to allow for changes to layout following grant of planning permission 18/1285/FUL (amended description and plans received on 02/08/2022)**

Minutes:

Our comments still stand from previous application:

Object -- The gates and piers at 2m high contravene Design Guide D section 2 (p) par o which state maximum is 1.5m height. If the officer is minded to approve the application, APC ask that suitable

vegetation is considered in order to keep the verdant nature of the road as stated in the Radlett Neighbourhood Plan.

- 6.d 22/1196/HSE - 18 Craigweil Avenue, Radlett – Proposal:
Conversion of loft to habitable space to include rear dormer
and insertion of roof light to both side elevations.
Construction of part single, part two storey side extension,
part single, part two-storey rear extension, new front porch
with relocated entrance and alterations to fenestration
(revised application to 21/1612/HSE and 21/0671/PD42)
(AMENDED DESCRIPTION AND PLANS RECEIVED ON
27/07/2022 to indicate materials**

Minutes:

Object

- a) This application does not comply with SADM 30 Design Guide E in terms of scale, mass, bulk which states
'Development which complies with the policies in this Plan will be permitted provided it:
(iii) results in a high quality design.
In order to achieve a high quality design, a development must:
(i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and
(ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.
b) It breaches the 2m & 1m boundary rules
c) The white rendering is not typical of the street scene.

- 6.e 22/1344/HSE - Farm Cottage The Green Letchmore Heath –
Proposal: Construction of a part single, part two storey rear
extension following demolition of existing rear extension and
first floor terrace. Revised Application**

Minutes:

No Objection.

- 6.f 22/1348/HSE - 5 Beech Avenue Radlett – Proposal:
Construction of a first floor side extension, two-storey rear
extension, an increase in habitable space at basement level,
and a new front porch**

Minutes:

Object:

- a) The existing boundary spacing is 1.7m and the proposals would reduce this to 0.9m which is contrary to provisions in Design Guide E, paragraph 4, relating to 2-storey side extension spacing.

b) The proposals include a 3.25m deep terrace, accessed from the ground-floor living area or by a spiral stairs from the garden. The terrace would be over 4.5m above ground level and would pose a substantial loss of visual and acoustic privacy to neighbouring properties, which is contrary to Design Guide E, paragraph 6.

6.g 22/1363/HSE - 45 Newlands Avenue Radlett – Proposal: New boundary facing brickwork wall, metal railings and metal automatic bi-parting sliding gates. (Revised application)

Minutes:

Same comments as 22/1225/VOC

Object -- The gates and piers at 2m high contravene Design Guide D section 2 (p) par o which state maximum is 1.5m height. If the officer is minded to approve the application, APC ask that suitable vegetation is considered in order to keep the verdant nature of the road as stated in the Radlett Neighbourhood Plan.

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

7.a 22/0907/HSE - 7 Beech Avenue, Radlett, – HBC decision was Grant Permission – APC comment was No Objection

7.b 22/0805/VOC - 48 Oakridge Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection

7.c 22/0975/HSE - 14 Heyford Road, Radlett HBC decision was Grant Permission – APC comment was No Objection

7.d 22/0400/HSE - 8 Heyford Road, Radlett – HBC decision was Refuse Permission – APC comment was Object

7.e 22/0806/HSE - 1 Gills Hill Lane, Radlett – HBC decision was Grant Permission – APC comment was Object

8 Date of next meeting 5th September 2022

There being no further business the meeting closed at 7.50 pm.

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