



ALDENHAM PARISH COUNCIL

Minutes of the Planning Committee meeting held on Monday 20th July 2020 at 2.30pm using video conferencing using '[Zoom](#)' [meeting website](#) -- meeting ID: 85805749155.

Present: Cllrs M Cherry (Chairman), E Samuelson and A Rubinson.

Officer: P Paley (Planning Officer)

There was also one member of the public.

233. Apologies for absence

Apologies were received from Cllrs J Lefton, G Taylor (co-opted member) and S Khawaja.

234. Declarations of interest on any item on the Agenda.

a) Disclosable pecuniary interests they or their spouse/partner have in any matter which is to be considered at this meeting.

None

b) Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting.

Cllr A Rubinson declared a non-pecuniary interest in planning application number 20/0985/HSE 38 Craigweil Avenue as the applicant is known to her.

235. To confirm the Minutes and appendices of the meeting held on 6th July 2020

The minutes were confirmed and signed by Cllr M Cherry as a true record of that meeting.

236. To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1 d.

Cllr M Cherry suspended standing orders and invited the member of the public to speak.

The member of the public spoke regarding planning application number 20/0920/HSE 5 Holbrook Gardens, Aldenhams.

The member of the public was thanked and standing orders were resumed.

237. 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.

20/0928/CLP The Bothy, Kendal Hall Farm, Watling St

Proposal: - Construction of a detached outbuilding. Certificate of Lawful Development (Proposed).



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20/0961/CLP 4 Rendlesham Ave

Proposal: - Conversion of loft to habitable room with hip to gable roof alterations to include rear dormer and insertion of 3 x front roof lights. Certificate of Lawful Development (Proposed).

These were noted.

238. Planning decisions by Hertsmere Borough Council

The following applications were approved by Hertsmere Borough Council: -

20/0646/HSE 6 Cobden Hill (APC - No objection with condition)

20/0707/VOC 27 Radlett Park Road (APC - No objection)

20/0548/FUL 29B Loom Lane (APC - No objection with comment)

20/0730/HSE 32 Craigweil Ave (APC - No objection with comments)

20/0225/FUL Former Abbeyfield Care Home, 1-3 The Drive (APC - Objected)

20/0689/HSE 8 Lodge End (APC - No objection)

20/0698/HSE Little Oaks, 9 The Rose Walk (APC - No objection)

The following applications have gone to appeal: -

19/1122/OUT Kendal Hall Farm, Watling Rd (APC - No objection with conditions)

19/1314/FUL 201 Watling St (APC - Objected)

239. Date of next meeting

The next Planning Committee meeting will commence at 2.30pm on Monday 3rd August 2020

240. Planning Applications

There being no further business the meeting closed at 3.40pm.

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

Planning applications discussed at meeting on 20th July 2020

20/0921/VOC The White House Waterside

Proposal: - Application for variation of condition 4 (plans) to allow for changes to fenestration, landscaping and boundary treatments, position of basement, and wall construction of pool area following grant of planning permission 18/1959/HSE.

No objection.

Members would welcome some green landscaping to soften the appearance of the scheme.

20/0920/HSE 5 Holbrook Gardens Aldenham Watford



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Proposal: - Single storey rear extension

Object: -

- a) **Proposal would breach the 45-degree angle rule. This would not accord with the guidelines set out in the Hertsmere Planning and Design Guide E, section 1, 'Single storey rear extensions and conservatories' b and c: -**
- 'b. Rear extensions should be set comfortably within the line drawn at 45 degrees from the nearest edge of the neighbouring front or rear facing windows.'**
- 'c. Where extensions either breach this 45 degree line or extend more than 3.35 metres beyond the original rear building line, the Council is likely to refuse the application.'**
- b) **The proposed extension would be built right on the boundary and would be higher than the boundary fence. This would have a negative impact on the amenity of the neighbours affecting their light. This would not comply with policy SADM30 of the Hertsmere Site Allocations and Development Plan, for the following reason: -**
- '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:**
- (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.'**

Members question whether future development rights were removed when the properties were originally built.

20/0934/HSE Staunton Cottage The Avenue

Proposal: - Single storey side and part single/part two storey rear extensions and changes to fenestration. Conversion of loft to habitable room with two side roof lights.

No objection

20/0945/HSE 27 Radlett Park Road

Proposal: - Retention of enlarged hard landscaping to front boundary.

Members had no objection subject to improved landscaping. This would be in line with the Radlett Neighbourhood Plan HD3.2, d: -

'Spaces in front of homes shall enhance and improve the verdant character of the local streetscape.'

20/0304/FUL Aldenham Golf And Country Club, Church Lane, Aldenham

Proposal: - Single storey rear extensions to existing clubhouse and pro-shop and construction of external store



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Members pointed out that the plans lacked detail. Also, members agreed that the current conservatory is of a poor design and could be replaced but not with the proposed design given that the host building is a heritage asset and is in the Green Belt. For these reasons members cannot support this application.

20/0980/FUL 24 Newlands Avenue

Proposal: - Demolition of existing dwelling and erection of replacement 2 storey, detached, 6 bedroom dwelling to include basement level and habitable loft accommodation, installation of rear outdoor swimming pool and pool house, associated parking, refuse storage and landscaping.

In principle, members had no problem with the construction of a new dwelling similar to this, on this site, but felt that it should be compliant with the two metre (to the boundary) rule.

20/0975/FUL 36 Shenley Hill

Proposal: - Demolition of existing dwelling and erection of replacement 2 storey, detached, 7-bed dwelling to include habitable loft accommodation with dormers to front, side and rear elevations and insertion of roof lights to both side elevations.

In principle, members had no problem with the construction of a new dwelling similar to this, on this site. However, it was agreed that it does not comply with SADM30 of the Hertsmere Site Allocations and Development Plan, as it is too big and bulky for the site.

'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;'

The proposed house would also be too close to the boundary on Williams Way as it does not comply with the 2 metre rule (to the boundary).

Members questioned the viability of the parking at the dwelling with access onto Shenley Hill.

20/0976/FUL Oakbank Watling Street

Proposal: - Remedial works to the existing car park area and access paths, new bin store, car port structure and electrically operated vehicle barrier and an increase in car parking provision.

No objection

20/0985/HSE 38 Craigweil Avenue

Proposal: - Conversion of garage to habitable room and change of garage door to window



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Members had no objection to the conversion provided there is sufficient off street parking.

20/1005/HSE Linden House, 58 Newberries Ave

Proposal: - Retrospective planning permission for proposed roof alterations to include increased height and shape of both main and extension roof and alterations to all windows and doors to all elevations in order to regularise the development as built, following grant of planning permission 18/1545/HSE.

Members agreed that any consent given, for this retrospective application, should include a condition to provide a comprehensive landscaping scheme to replace the concrete hardstanding across the frontage installed by the developer.

20/1022/HSE 17 Folly Close

Proposal: - Single storey and first floor rear extension and new rear garden patio area

No objection.