HERTSMERE BOROUGH COUNCIL

PLANNING COMMITTEE

Minutes of the meeting held in Council Chamber, Civic Offices, Elstree Way, Borehamwood

12 December 2013

Present:

Voting Members:

Councillors Silver (Chairman), Worster (Vice-Chairman), Clapper, Harrison, Heywood, Quilty, Ricks and West

Also Present:

Councillor Griffin

Officers:

G Wooldrige Director of Environment
K Breslin Principal Solicitor
S Laban Development Team Manager
E Oteng Enforcement Officer
S Di Paolo Democratic Services Officer

436. MEMBERSHIP

Noted that, since the publication of the agenda, Councillor Gunasekera had been replaced by Councillor West as a member of the Committee.

437. COMMUNICATIONS AND APOLOGIES

Officers had tabled papers detailing amendments and additional information in connection with the applications on the agenda, copies of which had been made available to Members of the Committee, the press and the public.

Apologies for absence had been received from Councillor Gilligan and Councillor Graham.
438. DECLARATIONS OF INTEREST

There were no declarations of interest.

439. MINUTES

RESOLVED that the minutes of the meeting of the Committee held on 14 November 2013 be approved and signed as a correct record.

440. PLANNING APPLICATIONS FOR DETERMINATION AT THE MEETING

Consideration was given to the planning applications listed at Item 5 of the agenda and the amendments and additions sheet as tabled by officers.

440.1 TP/12/0070 - 18 Watford Road, Radlett WD7 8LE

The Chairman announced that late representations, including submission of a QC’s Opinion, had been received within the last few days from an objector resident locally. The Council’s Legal Services had consequently advised that the application should be referred for determination at the next meeting of the Planning Committee, so that proper consideration could be given to the content of these representations.

The Chairman proposed, seconded by Councillor Worster, that the application be referred for consideration at the next meeting.

RESOLVED that the application be referred to the next meeting of the committee.

441. 13/1909/FUL - LAND AT 47 & 49 HOMEFIELD ROAD, RADLETT WD7 8PX

Noted the receipt of additional information as set out in the tabled addendum.

Mr M Lake of DLA Town Planning Ltd, The Gavel Centre, Porters Wood, St Albans spoke in favour of the application as agent for the applicant.

Mrs C Apcar of Apcar Smith Planning Consultants, Theobald Street, Borehamwood spoke against the application on behalf of local residents.
Councillor Griffin spoke against the application as community advocate on behalf of local residents, Aldenham Parish Council and the Radlett Society and Green Belt Association. He asked for the application to be refused because the bulk, mass, height and design of the proposed development were inharmonious with, and would therefore cause harm to, the street scene and surroundings. The proposals were considered to be inappropriate back garden development; residents would be subject to serious overlooking; the two units proposed to replace numbers 47 and 49 would be forward of the existing building line. He questioned the adequacy of the proposed parking and whether there was sufficient amenity space. The proposals were considered to be contrary to Policies H8 (i) (iii) and D21 of the Local Plan, CS21 of the Core Strategy, and the National Planning Policy Framework (NPPF) 2012.

During discussion, members raised concerns in respect of the separation distances of units 1 and 5, the size of the proposed dwellings in the local context, overdevelopment of the site, breach of 45° lines, and loss of sky gaps. It was noted that the local pattern of development was of well separated houses with significant gardens, and that the two existing cul-de-sac developments in the locality were of a more spacious layout.

The Development Team Manager explained that the proposals were not considered to be tandem or back garden development because the site would be a completely new development site after demolition of the existing properties. Separation distances and parking provision would be policy compliant (the latter subject to a condition requiring two further spaces); the gardens would be smaller than those typical in the local area but met the requirements for houses of the size proposed.

Councillor Heywood proposed, seconded by Councillor Worster, that the application be refused because it would result in overdevelopment of the site and be out of keeping with the adjacent street scene, contrary to Policies H8, D20 and D21 of the Hertsmere Local Plan, CS 22 of the Core Strategy, the Planning Design Guide 2013 and the NPPF 2012.

RESOLVED that planning permission be refused.

Reasons for refusal

1. The proposed spatial layout, with limited separation gaps between units and smaller and irregular shaped plots would not respect the existing/prevailing form, pattern or rhythm of development of the area to the detriment of the visual amenity of the area. The proposed development would therefore be contrary to Policies H8, H10 and D21 of the Hertsmere Local Plan 2003, Policy CS22 of the Core Strategy 2013, Part D of the Planning and Design Guide 2013 and the National Planning Policy Framework 2012.
2. The proposed development, by reason of its scale, bulk, height and design would result in an unacceptable level of harm to the character and appearance of the street scene and wider surrounding area. Consequently, the development fails to be harmonious to the scale, bulk, height and design of the existing properties in Homefield Road. The proposed development would therefore be contrary to Policies H8, Policy D21 of the Hertsmere Local Plan 2003, Policy CS22 of the Core Strategy 2013, Part D of the Planning and Design Guide 2013 and the National Planning Policy Framework 2012.

3. The proposed development, by reason of the poor layout, orientation and insufficient separation gaps, particularly between Plots 1 and 5, would result in insufficient levels of outlook to the detriment of the residential amenities of future occupiers of the units. The proposal would therefore be contrary to Policies H8, D20 and D21 of the Hertsmere Local Plan 2003, Policy CS22 of the Core Strategy 2013, Part D of the Planning and Design Guide 2013 and the National Planning Policy Framework 2012.

Action: Development Team Manager

442. OTHER PLANNING APPLICATIONS

Noted the non-determined applications more than eight weeks old, as set out at Item 6 of the agenda.

443. PLANNING APPEALS AND ENFORCEMENT OF PLANNING CONTROL

Noted the following, as set out at Item 7 of the agenda:

a) planning appeals, and
b) enforcement of planning control.

444. DATE OF NEXT MEETING

Noted that the next meeting of the Committee was scheduled for Thursday 9 January 2014 at 6 pm at the Civic Offices, Elstree Way, Borehamwood.

CLOSURE: 7.09 pm

CHAIRMAN