



# HARPENDEN TOWN COUNCIL

*CLOSER TO THE COMMUNITY*

**HARPENDEN TOWN COUNCIL  
MINUTES OF THE MEETING OF THE PLANNING COMMITTEE**

**HELD VIRTUALLY BY ZOOM  
ON TUESDAY, 23 FEBRUARY 2021 AT 7.30 PM**

**Present:** Councillor Rosemary Farmer (Chair), Councillor Matt Cowley (Vice-Chair), Councillor John Drake, Councillor Nigel Turnbull, Councillor Paul de Kort and Councillor Pip Liver

**In attendance:** Miriam Allum (Planning and Support Officer) and Heather Scott (Internal Operations Manager)

**Apologies:** Councillor Paul Cousin

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*“Informed by the information available, the following decisions were taken by the Harpenden Town Councillors. Those Councillors who are also serving on the District Council will also consider the matter afresh at district level in the light of all the evidence including the relevant officer’s report”.*

**159 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Paul Cousin who was chairing a St Albans District Council meeting.

It was **RESOLVED** to accept this apology.

**160 DECLARATION OF INTEREST**

There were no declarations of interest.

**161 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON  
2 FEBRUARY 2021.**

It was **RESOLVED**:

The minutes of the meeting held on 2 February 2021, were agreed to be a correct record. The minutes will be formally signed at a future date.

**162 PUBLIC QUESTIONS IN ACCORDANCE WITH STANDING ORDERS 22 & 23**

There were no public questions.

**163 LETTERS OF OBJECTION**

There were no letters of objection received for consideration.

**164 APPLICATIONS REGISTERED WEEK ENDING 29/01/2021.  
APPLICATIONS REGISTERED WEEK ENDING 05/02/2021.  
APPLICATIONS REGISTERED WEEK ENDING 12/02/2021.**

Recommendations attached.

**165 ANALYSIS OF COMMITTEE RECOMMENDATIONS AGAINST SADC DETERMINATIONS AND APPEAL OUTCOMES.**

It was **RESOLVED**:

The Committee noted the analysis of committee recommendations document.

**166 ST ALBANS CITY AND DISTRICT COUNCIL LOCAL PLAN 2020 - 2038 UPDATE CONSULTATION**

The Committee discussed the two documents, circulated with the Agenda, currently open for public consideration.

It was **RESOLVED** that the formal responses attached be submitted to St Albans District Council.

**167 APPEALS**

It was **RESOLVED**:

The appeals were duly noted by the Committee.

**168 PRESERVATION ORDER TREE WORKS**

It was **RESOLVED**:

The preservation order tree works were duly noted by the Committee.

**169 CONSERVATION AREA TREE WORKS AND TECHNICAL**

**APPLICATIONS**

It was **RESOLVED:**

The conservation area tree works and technical applications were duly noted by the Committee.

**170 LIST OF WEEKLY ST ALBANS DISTRICT COUNCIL DECISIONS**

It was **RESOLVED:**

The weekly decisions lists were duly noted by the Committee.

**171 DATE OF NEXT MEETING**

Planning Committee meeting to be held on Tuesday 16 March 2021 at 7.30pm by Zoom link.

St Albans District Council Planning (Development Control) Committee North meeting to be held on Monday 29 March 2021 at 7.00pm.

**172 CLOSE**

The meeting closed at 8.59 pm.

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**Chairman**

.....

**Date**

It is possible to view this meeting’s video on Harpenden Town Council’s You Tube channel as follows:

[https://www.youtube.com/channel/UCPwadgFhZ\\_UfrQGTyejST\\_g/featured?view\\_as=subscriber](https://www.youtube.com/channel/UCPwadgFhZ_UfrQGTyejST_g/featured?view_as=subscriber)

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## HARPENDEN TOWN COUNCIL

APPLICATIONS REGISTERED WEEK ENDING 29/01/2021

APPLICATIONS REGISTERED WEEK ENDING 05/02/2021

APPLICATIONS REGISTERED WEEK ENDING 12/02/2021

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**Ref:** 5/2020/2725 **Category:** **Ward:** Harpenden East

**Proposal:** Alterations to roof to create second floor accommodation including raised roof height, rear dormer windows and front rooflights at 15 Browning Road Harpenden Hertfordshire AL5 4TS For Mr G Moore

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2020/2808 **Category:** **Ward:** Harpenden East

**Proposal:** Part single, part two storey rear extension with rooflight, insertion of front and rear rooflights, extended porch roof at 121 Crabtree Lane Harpenden Hertfordshire AL5 5RQ For Mr Adam Bridger

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2020/3164 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey side extension following removal of existing chimney breast, and erection of garden room at the rear of the site at 8 Connaught Road Harpenden Hertfordshire AL5 4TW For Mr & Mrs Patrick & Jayne McGuinness

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3121 **Category:** **Ward:** Harpenden North

**Proposal:** Demolition of existing dwelling and erection of replacement dwelling (revised scheme) at 39 Tuffnells Way Harpenden Hertfordshire AL5 3HA For Mr & Ms S & M Loganathan & Hema

It was **RESOLVED: RECOMMEND REFUSAL AS THE PREVIOUS REASONS FOR REFUSAL HAVE NOT BEEN FULLY ADDRESSED.**

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**Ref:** 5/2020/3132 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey rear extension, first floor side extension at 42 Bloomfield Road Harpenden Hertfordshire AL5 4DB For Mr Matthew East

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2020/3141 **Category:** **Ward:** Harpenden North

**Proposal:** Variation of Condition 2 (approved plans) to allow alterations including front entrance roof from pitched to flat with parapet wall, parapet wall to rear extension, alterations to openings, new porch for planning permission 5/2020/1021 dated 10/07/2020 for Part single, part two storey side and rear extension with rooflights following demolition of side and rear projections at 3 Kinsbourne Close Harpenden Hertfordshire AL5 3PB For Simon Foster

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0013 **Category:** **Ward:** Harpenden North

**Proposal:** Proposed two storey side and front extension and alterations to front elevation to create: extended kitchen/ dining/ family space, utility room, WC and store on ground floor; extended bedroom with en suite and additional bedroom on first floor at 19 Park Hill Harpenden Hertfordshire AL5 3AT For Helen Gleeson

It was **RESOLVED: RECOMMEND REFUSAL. WHILST THE COMMITTEE HAVE NO OBJECTION TO THE PROPOSED EXTENSIONS AND CHANGES TO THE PROPERTY, THEY DO HOWEVER HAVE CONCERNS OVER THE INSUFFICIENT PARKING PROVISION ON THE PLOT IN THIS LOCATION, WHICH IS A SCHOOL BUS ROUTE AND ALREADY EXPERIENCES PARKING DIFFICULTIES ON BOTH SIDES OF THE ROAD. POLICIES 34 AND 40 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2020/2802 **Category:** **Ward:** Harpenden South

**Proposal:** Part single and two storey front extensions. New pitched roof to side extension. Alterations to and new windows and materials. Enlargement and alterations to front drive at 56 High Firs Crescent Harpenden Hertfordshire AL5 1NA For Mr and Mrs Winward

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2020/3105 **Category:** **Ward:** Harpenden South

**Proposal:** Single storey rear extension at 25 Welbeck Rise Harpenden Hertfordshire AL5 1RT For Mrs Miriam Pearce

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3119 **Category:** **Ward:** Harpenden South  
**Proposal:** Construction of summerhouse at 1 Grove End Paddock Wood  
Harpenden Hertfordshire AL5 1JU For Nicholas Eckford

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3122 **Category:** **Ward:** Harpenden South  
**Proposal:** Erection of a single storey front/side/rear extensions, porch canopy, garage conversion, alterations including changing flat roof to pitch roof and rendering at 18 Wheatfield Road Harpenden Hertfordshire AL5 2NY For Mr J Coverley

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3167 **Category:** **Ward:** Harpenden South  
**Proposal:** Rear extensions, raising of roof with front, side and rear dormers and rooflights to create first floor accommodation, external alterations including alterations to openings, and rear patio at 43 Barlings Road Harpenden Hertfordshire AL5 2BJ For Mr and Mrs Bland

It was **RESOLVED: NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NEIGHBOURING PROPERTIES. POLICY 72 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0011 **Category:** **Ward:** Harpenden South  
**Proposal:** Roof alterations and extension from hip to gable end roof with side dormer window, part single, part two storey front extension, demolition of the outbuildings, the associated mono-pitch roof form to connect the driveway to the rear garden to the rear of the property and the shaded pathway connected to the existing outbuilding at 15 The Warren Harpenden Hertfordshire AL5 2NH For Vaidas Marnauza Architecture

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2020/3131 **Category:** **Ward:** Harpenden West  
**Proposal:** Part single, part two storey side and rear extensions, alterations to openings and rear patio at 36 Meadow Walk Harpenden Hertfordshire AL5 5TG For Mr A Patel

It was **RESOLVED: RECOMMEND REFUSAL. THE PROPOSED EXTENSIONS ARE OVERLY DOMINANT AND NOT IN KEEPING WITH THE EXISTING DWELLING, THEREFORE THE PROPOSAL DOES NOT MEET THE OBJECTIVES OF POLICIES ESD1 AND ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN 2018 – 2033. THE PROPOSAL IS ALSO DEFICIENT IN**

**ADEQUATE PARKING PROVISION WHICH IS CONTRARY TO POLICIES 40 AND 72 (iv) OF THE DISTRICT LOCAL PLAN REVIEW 1994.**

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**Ref:** 5/2020/3148 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear glazed extension at 40 West Common Harpenden Hertfordshire AL5 2JN For Mr and Mrs Cartmell

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0001 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey side and rear extension following removal of existing side structure, two story rear extension, single storey front/side extension, garage conversion with new roof over existing single storey side projection removal of chimney stacks, alterations to openings at 93 Topstreet Way Harpenden Hertfordshire AL5 5TY For Mr Stewart Lever

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3159 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front extension, addition of new side window, new cladding to front upper, side and between windows at rear, alterations to openings and alterations to landscaping at 51 Alzey Gardens Harpenden Hertfordshire AL5 5SY For Darren Sayle

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0063 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey side and rear extension with rooflights, roof lantern, overhang and rear decking at 75 Station Road Harpenden Hertfordshire AL5 4RL For Mr and Mrs S Crellin

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0086 **Category:** **Ward:** Harpenden East

**Proposal:** First floor rear extension with rear dormer window and alterations to roof at 3 Barton Close Harpenden Hertfordshire AL5 4QT For Mr Baker

NO RELEVANT HISTORY.

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2021/0116 **Category:** **Ward:** Harpenden East

**Proposal:** Two storey side and rear extension, alterations to rear elevation and alterations to front porch including a pitched roof above the existing flat roof at 18 Manland Way Harpenden Hertfordshire AL5 4QS For Mr C Smith

It was **RESOLVED: NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NO. 16 MANLAND WAY. POLICY 72 (v) OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0141 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front and rear extension at 10 Weybourne Close Harpenden Hertfordshire AL5 5RE For Ms Lisa Steeples

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0143 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front with bay window, single storey side and first floor rear extensions and alterations to openings at 24 Carisbrooke Road Harpenden Hertfordshire AL5 5QT For Mr Mike Keech

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0218 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front extension and single storey rear extension with rooflights and lantern light at 27 Holcroft Road Batford Harpenden Hertfordshire AL5 5BG For Ms J Bell

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0034 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey rear extension and extension to first floor rear balcony at 18 Westminster Fields Harpenden Hertfordshire AL5 3DZ For Miss Marlene Martins

It was **RESOLVED: EXPRESS CONCERN THAT THE PROPOSED BALCONY EXTENSION COULD LEAD TO A LOSS OF AMENITY TO NEIGHBOURING PROPERTIES FROM OVERLOOKING. POLICY 72 (v) OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0056 **Category:** **Ward:** Harpenden North

**Proposal:** Erection of single storey rear extension and part single storey side extension, with installation of four rear roof lights and one side roof light at 22 Derwent Road Harpenden Hertfordshire AL5 3NU For Mr Finn

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0085 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey rear extension with roof light, new dormer with Juliette balcony and front roof lights to existing loft conversion, new rooflights to single storey side roof at 28 Park Mount Harpenden Hertfordshire AL5 3AR For Mr S Winder

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2021/0153 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey side extension following demolition of detached garage, widening of existing side dormer window, part first floor, part two storey rear extension to create gable, new pitched roof over front porch, alterations to openings at 15 Park Rise Harpenden Hertfordshire AL5 3AH For Mr and Mrs Smith and Masham

It was **RESOLVED: NO OBJECTION SUBJECT TO SUFFICIENT PARKING PROVISION PROVIDED ON THE SITE. POLICIES 40 AND 72 (iv) OF THE DISTRICT PLAN REFER.**

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**Ref:** 5/2020/3017 **Category:** **Ward:** Harpenden South

**Proposal:** Two storey side extension with car port, new chimney stack, front bay window and rear balcony, alterations to front porch and addition of rooflight, alterations to openings, and rear landscaping works at 80 Wheathampstead Road Harpenden Hertfordshire AL5 1JA For Dr and Mrs Marsh

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2020/3157 **Category:** **Ward:** Harpenden South

**Proposal:** Single storey side and rear infill extension with rooflights, loft conversion with front and rear rooflights, new sunken patio with retaining walls, and alterations to boundary treatments at 4 East Common Harpenden Hertfordshire AL5 1BJ For Mr William Jarman

It was **RESOLVED: NO OBJECTION SUBJECT TO THE APPROPRIATE DESIGN AND USE OF MATERIALS ON THIS LOCALLY LISTED BUILDING IN THE CONSERVATION AREA. POLICIES 85 AND 87 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2020/2830 **Category:** **Ward:** Harpenden West

**Proposal:** Ground floor front, part single, part two storey rear extensions at 37 The Cedars Milton Road Harpenden Hertfordshire AL5 5LQ For Ms Huanying Gong

It was **RESOLVED: NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NEIGHBOURING PROPERTIES AND THE APPROPRIATE DESIGN AND USE OF MATERIALS IN THE CONSERVATION AREA. POLICIES 72 (v) AND 85 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2020/2968 **Category:** **Ward:** Harpenden West

**Proposal:** Loft conversion with rear rooflights (part retrospective) at 128a Southdown Road Harpenden Hertfordshire AL5 1PU For Mrs Joan Shiach

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3102 **Category:** **Ward:** Harpenden West

**Proposal:** Alterations and single storey side extension at 12 Sun Lane Harpenden Hertfordshire AL5 4ET For Mr and Mrs Grant

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0044 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of single storey outbuilding (pool house) in rear garden at 31 Park Avenue North Harpenden Hertfordshire AL5 2EB For Mr and Mrs Szucs

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0046 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of part single storey side extension, installation of three side roof lights and extension of existing basement at 44 Cowper Road Harpenden Hertfordshire AL5 5NG For Mr S Golaszewski

**Mrs White spoke against the application.**

It was **RESOLVED: EXPRESS CONCERN OVER THE LACK OF ANY PARKING PROVISION PROVIDED FOR THE PROPERTY AND THE POSSIBLE IMPACT ON NEIGHBOURING PROPERTIES FROM THE INCREASE IN BASEMENT FOOTPRINT. THE COMMITTEE MAKE THE ASSUMPTION THAT THIS ELEMENT OF THE PROPOSAL WILL BE CLOSELY CONSIDERED BY THE BUILDING REGULATIONS DEPARTMENT.**

**SHOULD THE APPLICATION BE GRANTED, THE COMMITTEE WOULD LIKE TO SEE CONDITIONS PLACED ON THE APPROVAL TO MITIGATE AGAINST DISRUPTION FROM CONSTRUCTION VEHICLES. POLICIES 40, 69 AND 72 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0077 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of a timber garden outbuilding at 22 Douglas Road Harpenden Hertfordshire AL5 2EW For Mr Kenton Jarvis

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0093 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear extension, garage conversion and raising of garage roof at 2b Shakespeare Road Harpenden Hertfordshire AL5 5ND For Mr and Mrs Kimberley

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0110 **Category:** **Ward:** Harpenden West

**Proposal:** Construction of a new six bedroom detached property with habitable loft space, rooflights and solar panels, integral garage with dormer windows and associated parking, following demolition of existing dwelling and garage at 19 Kirkwick Avenue Harpenden Hertfordshire AL5 2QU For Mr and Mrs Rabin

It was **RESOLVED: RECOMMEND REFUSAL DUE TO THE ABSENCE OF A TREE SURVEY AND DETAIL OF SUFFICIENT TREE PLANTING TO SATISFY THE REQUIREMENT OF POLICY ESD14 OF THE HNP WHICH REQUIRES A REPLACEMENT RATIO OF 2:1 REMOVED TREES. CONCERN IS ALSO EXPRESSED THAT THE PROPOSED REPLACEMENT DWELLING COULD**

**PRESENT AS OVERLY DOMINANT AND AN OVERDEVELOPMENT IN THIS POSITION IN THE ROAD WHICH IS SITED AT THE TOP OF AN INCLINE. POLICIES 69, 70 AND 74 OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2020/2944 **Category:** **Ward:** Harpenden East

**Proposal:** Certificate of Lawfulness (existing) - Replacement of garage door with window at 18 Tylers Harpenden Hertfordshire AL5 5RT For Ms Patricia Attwood

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0183 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey front porch extension and alterations to single storey front roof, single storey rear extensions with roof lantern to replace existing rear summer room, single storey side extension, alterations to openings and addition of rooflights at 18 Fallows Green Harpenden Hertfordshire AL5 4HD For Mr Chris Afia

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/2975 **Category:** **Ward:** Harpenden North

**Proposal:** Two storey side and rear extension, single storey rear extension, following demolition of the garage, two rear dormers, rooflight to rear and loft conversion at 17 The Pleasance Harpenden Hertfordshire AL5 3NA For Mr Alan Martin

It was **RESOLVED: NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NO. 18 THE PLEASANCE. POLICY 72 (v) OF THE DISTRICT PLAN REFERS.**

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**Ref:** 5/2021/0203 **Category:** **Ward:** Harpenden North

**Proposal:** Removal of existing chimney stack and proposed erection of new two storey side extension, and part first floor, part two storey side/rear extension at 19a Wood End Road Harpenden Hertfordshire AL5 3EE For Mr and Mrs Cleary

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2021/0205 **Category:** **Ward:** Harpenden South

**Proposal:** Erection of new detached garden building for additional office and gym space at 90 Meadway Harpenden Hertfordshire AL5 1JQ For Mr David McNally

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0236 **Category:** **Ward:** Harpenden South

**Proposal:** Single storey flat roof rear extension with two roof lights and alterations to openings at 78 Grove Road Harpenden Hertfordshire AL5 1HG For Mr and Mrs Watcham

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2020/3083 **Category:** **Ward:** Harpenden West

**Proposal:** Two storey side and single storey rear extension, with rear dormer window at No. 25, following demolition of side conservatory and rear extension. Erection of two bedroomed dwelling house, with parking and amenity space, following demolition of existing garages on land at rear of Nos. 23 and 25. Creation of access for parking at No. 23. at 23 & 25 Moreton End Lane Harpenden Hertfordshire AL5 2EY For Miss & Mr Orrill & Barnes

It was **RESOLVED: RECOMMEND REFUSAL. WHILST THE COMMITTEE HAVE NO OBJECTION TO THE PROPOSED EXTENSIONS TO NO. 25 MORETON END LANE AND WELCOME THE ADDITION OF A SINGLE STOREY NEW DWELLING AT THE REAR OF NO. 23 MORETON END LANE, THEY DO HAVE CONCERNS AND THEREFORE RECOMMEND REFUSAL OF THE PROPOSAL DUE TO THE FOLLOWING:**

- **INSUFFICIENT PARKING PROVISION FOR NO. 25 MORETON END LANE WITH THE LOSS OF A PARKING SPACE TO FACILITATE THE PROPOSED SIDE EXTENSION AND NO ADDITIONAL PARKING PROPOSED. POLICIES 40 AND 72 (iv) OF THE DISTRICT PLAN REFERS.**
- **POSSIBLE HIGHWAY CONFLICT FROM THE USE OF THE TWO SPACES PROPOSED FOR THE OCCUPIERS OF NO. 23 MORETON END LANE, DUE TO THEIR POSITION ON THE NARROW ACCESS ROAD TO THE CLOSE. POLICY 34 OF THE DISTRICT PLAN REFERS.**
- **INSUFFICIENT REPLACEMENT PLANTING TO MITIGATE AGAINST THE LOSS OF TREES ACROSS THE PROPOSALS, WHICH IS CONTRARY TO POLICY ESD14 OF THE HARPENDEN NEIGHBOURHOOD PLAN WHICH REQUIRES A REPLACEMENT OF 2:1 REMOVED TREES.**

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**Ref:** 5/2020/3107 **Category:** **Ward:** Harpenden West

**Proposal:** Canopy porch, single storey front and rear and two storey front, side and rear extensions at 18 Salisbury Avenue Hertfordshire Harpenden AL5 2QG For Mr Tim Meeks

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2021/0124 **Category:** **Ward:** Harpenden West

**Proposal:** Two storey side and part single, part first floor rear extensions, loft conversion to habitable space with rear dormer window, rooflights, alterations to openings and decking to rear at 94 Topstreet Way Harpenden Hertfordshire AL5 5TS For Mr Gary McCarthy

It was **RESOLVED: NO OBJECTION.**

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**Ref:** 5/2021/0162 **Category:** **Ward:** Harpenden West

**Proposal:** Conversion of existing loft, with installation of two front roof lights and three rear roof lights at 118 Cowper Road Harpenden Hertfordshire AL5 5NL For Ms Karen Woodford

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0179 **Category:** **Ward:** Harpenden West

**Proposal:** Two storey dwelling with habitable roof space and double garage following demolition of existing buildings (resubmission following approval of 5/2020/1813 dated 25/11/2020) at 2 Greyfriars Lane Harpenden Hertfordshire AL5 2QJ For Mr and Mrs P Cremin

It was **RESOLVED: NO OBJECTION SUBJECT TO NO LOSS OF AMENITY TO NO. 1 GREYFRIARS LANE AND THE PROPOSAL BEING IN KEEPING WITH THE HARPENDEN CONSERVATION AREA. POLICY ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND POLICIES 70 AND 85 OF THE DISTRICT PLAN REFER.**

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**Ref:** 5/2021/0226 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear extension; alterations to existing converted loft including replacement dormers to front and side, new dormer to rear; single garage side extension; new porch and rooflights to front; alterations to openings and external finishes at Holly Lodge 10 Park Avenue South Harpenden Hertfordshire AL5 2EA For Mr and Mrs Willis

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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**Ref:** 5/2021/0238 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear extension with rooflights at 33c Crabtree Lane Harpenden Hertfordshire AL5 5NT For Mr Keith Ormondroyd

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE.**

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# HARPENDEN TOWN COUNCIL

*CLOSER TO THE COMMUNITY*

Spatial Planning Team  
St Albans City and District Council  
Civic Centre  
St Peters Street  
St Albans  
Herts AL1 3JE

26 February 2021

Dear Sirs

**Re: Statement of Community Involvement (Draft for Consultation)**

Harpenden Town Council Planning Committee reviewed the above consultation document at the meeting on the 23 February 2021, and would like to submit the following observations:

- How much weight will local input, via public consultations carry? In particular, in respect of the South West Herts Joint Strategic Plan, given many residents of Harpenden will be deeply concerned at the potential implications for the Green Belt.
- Harpenden already has an adopted Neighbourhood Plan laying out its views on planning in the long term for the area. The Committee does understand that Neighbourhood Plans must conform with strategic policies in the District Local Plan Review 1994; but would expect the principals laid out in this document would stand.
- It was noted, the Council's intention to develop a tool for individuals to receive auto alert notifications of applications in certain areas, which would be seen as beneficial.

Harpenden Town Council very much look forward to being consulted on the full St Albans City and District Council Local Plan 2020-2038 update document when it becomes available for review.

Yours sincerely

Carl Cheevers  
Town Clerk.

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# HARPENDEN TOWN COUNCIL

*CLOSER TO THE COMMUNITY*

Spatial Planning Team  
St Albans City and District Council  
Civic Centre  
St Peters Street  
St Albans  
Herts AL1 3JE

26 February 2021

Dear Sirs

**Re: Sustainability Appraisal Scoping Report consultation draft**

Harpenden Town Council Planning Committee reviewed the above consultation document at the meeting on the 23 February 2021, and would like to submit the following observations:

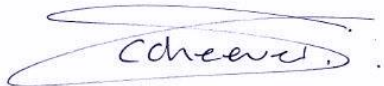
- The Report appears to be inconsistent throughout in not referring to St Albans City & District as a whole, instead referring to St Albans only. It is essential that the wider district including Harpenden and the Villages are considered.
- It is noted that in the introduction of the report, quite rightly, the work surrounding this document is taking place against the background of a period in a state of flux and notes the potential longer-term impacts of Covid-19 could be profound, especially with regards to work patterns including travel. However, weight needs to be added to the word "potential". It is difficult to see how a final appraisal report can be produced until greater clarity has been provided on the post Covid-19 situation.
- Point 1.13 of the Introduction refers to good regional transport connections. It is thought this to be true of North South but East West links are somewhat lacking.
- Reference is made in the Supplementary Questions Table 5.2 under SO4b, to active travel metrics around car travel levels to work. It is felt that this should include to school as well, as this contributes vastly to vehicle movements at certain times of day.
- Water usage is a major issue given the level of development being planned for. Tweaking round the edges/reduced consumption is felt not to be sufficient. There is a fundamental need for major infrastructure investment in water supply, whilst ensuring protection is afforded to the important and rare chalk streams present within the

district. It is appreciated, this matter may not lie directly in the St Albans Local Plan but still needs to be acted upon.

- The Report explains little on how people who, for whatever reason, are not IT enabled are included in the consultation process. This needs to be considered to ensure all stakeholders are included.

Harpenden Town Council very much look forward to being consulted on the full St Albans City and District Council Local Plan 2020-2038 update document when it becomes available for review.

Yours sincerely

A handwritten signature in blue ink that reads "C. Cheevers". The signature is written in a cursive style and is enclosed within a hand-drawn oval shape.

Carl Cheevers  
Town Clerk.