



# HARPENDEN TOWN COUNCIL

*CLOSER TO THE COMMUNITY*

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

HELD IN THE COUNCIL CHAMBERS  
ON TUESDAY, 12 OCTOBER 2021 AT 7.30 PM

**Present:** Councillor Matt Cowley (Chair), Councillor Rosemary Farmer (Vice-Chair), Councillor John Drake, Councillor Harry Hill, Councillor Albert Pawle and Councillor Nigel Turnbull

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

**Apologies:** Councillor Pip Liver

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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”.*

### 87 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Liver who was addressing family commitments.

It was **RESOLVED:** To accept the apologies.

### 88 DECLARATION OF INTEREST

Councillor Harry Hill declared a personal non-pecuniary interest in application 5/2021/2655 stating that the application site was a close neighbouring property.

### 89 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 21 SEPTEMBER 2021

It was **RESOLVED:**

The minutes of the meeting held on 21 September 2021, were agreed as a correct record and were duly signed.

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

There were no public questions.

**91 LETTERS OF OBJECTION**

There were no letters of objection.

**92 APPLICATIONS REGISTERED WEEK ENDING 17/09/2021  
APPLICATIONS REGISTERED WEEK ENDING 24/09/2021  
APPLICATIONS REGISTERED WEEK ENDING 01/10/2021**

Recommendations attached.

**93 APPEALS**

It was **RESOLVED:**

The appeals were duly noted by the Committee.

**94 PRESERVATION ORDER TREE WORKS**

There were no preservation order tree works.

**95 CONSERVATION AREA TREE WORKS AND TECHNICAL APPLICATIONS**

It was **RESOLVED:**

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

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

It was **RESOLVED:**

The list of weekly decisions were duly noted by the Committee.

**97 DATE OF NEXT MEETING**

Planning Committee meeting to be held on Tuesday 2 November 2021 at 7.30 pm.

St Albans District Council Planning (Development Control) Committee North meeting to be held on Monday 8 November 2021 at 7.00 pm.

**98      CLOSE**

The meeting closed at 9.17 pm.

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**Chairman**

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**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 17/09/2021

APPLICATIONS REGISTERED WEEK ENDING 24/09/2021

APPLICATIONS REGISTERED WEEK ENDING 01/10/2021

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**Ref:** 5/2021/2579 **Category:** **Ward:** Harpenden East

**Proposal:** Demolition of existing garage, construction of front porch extension, single storey side/rear extension, associated landscaping works and alterations to openings at 39 Wroxham Way Harpenden Hertfordshire AL5 4PR For Mr & Mrs T Hoang & T Vo

It was **RESOLVED:** **No objection subject to no loss of amenity to neighbouring properties and the appropriate use of materials for the street scene. Policy ESD2 of the Harpenden Neighbourhood Plan and Policy 72 of the St Albans Local District Plan refer.**

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**Ref:** 5/2021/2596 **Category:** **Ward:** Harpenden East

**Proposal:** Single storey rear extension with rooflights following demolition of existing conservatory, alterations to windows and external doors, additional rooflights, new patio to rear at 47 Dalkeith Road Harpenden Hertfordshire AL5 5PP For Mr Fitzgerald

It was **RESOLVED:** **This application does not meet the criteria required for consideration by the Committee.**

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**Ref:** 5/2021/2616 **Category:** **Ward:** Harpenden East

**Proposal:** Construction of single storey rear extension with lantern roof light following demolition of existing conservatory. Installation of rooflights to existing single storey rear extension. Rendering and replacement windows to existing house at 4 Barton Close Harpenden Hertfordshire AL5 4QT For Mr A Illingworth

It was **RESOLVED:** **This application does not meet the criteria required for consideration by the Committee.**

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**Ref:** 5/2021/2394 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey rear extension with rooflights and loft conversion into habitable accommodation with rear dormer window and front rooflights at 53 Derwent Road Harpenden Harpenden AL5 3NY For C Kitley

It was **RESOLVED:** **This application does not meet the criteria required for consideration by the Committee.**

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**Ref:** 5/2021/2518 **Category:** **Ward:** Harpenden North

**Proposal:** Closing of existing vehicle access and erection of boundary fence, creation of new vehicle crossover onto Shepherds Way with new driveway and parking area (resubmission following withdrawal of 5/2021/1742) at 4 Crosspaths Harpenden Hertfordshire AL5 3HD For Mr & Mrs M & M Mehta

It was **RESOLVED: No objection.**

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**Ref:** 5/2021/2606 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey side and rear extensions, extension to existing rear dormer and new front rooflight and dormer windows to facilitate extension to existing loft space, front porch canopy extension and alterations to openings at 64 Park Mount Harpenden Hertfordshire AL5 2JY For Mr & Mrs Lau

It was **RESOLVED: Recommend refusal regarding the increase in size to the rear dormer and the detrimental and overbearing impact it may have on the street scene and its neighbouring property 62 Park Mount. Policies ESD1 & ESD2 of the Harpenden Neighbourhood Plan and Policies 69 & 72 of the St Albans Local District Plan refer.**

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**Ref:** 5/2021/2373 **Category:** **Ward:** Harpenden South

**Proposal:** Certificate of Lawfulness (existing) – Renovation of existing crossover between my boundary to the inside edge of the pavement. Approximately 3 ft. This will be done in block paving similar to other properties in the area at Little Fold Redbourn Lane Hatching Green Harpenden Hertfordshire AL5 2JY For Mrs S Burrow

It was **RESOLVED: This application does not meet the criteria required for consideration by the Committee.**

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**Ref:** 5/2021/2515 **Category:** **Ward:** Harpenden West

**Proposal:** Subdivision of ground floor with new space to rear to provide three commercial units (Class E) and change of use of part first and second floors to provide five additional one bedroom flats, following part two storey, part first floor rear extension with habitable roof space, rear dormers and rooflights, reconfiguration of the four existing flats, new openings and alterations to existing openings at 16 & 16a High Street Harpenden Hertfordshire AL5 2TD For Mr Robert Cammack Southdown Building Developments Ltd

It was **RESOLVED: Recommend refusal. Whilst the Committee had no objection in principle to the change of use and the additional flats of this size, they believed that the proposal was an over development of the site in terms of size and bulk which would create a domineering impact on both neighbouring property No 1 Leyton Green and on the character and appearance of the street scene and the Harpenden Conservation Area. Concerns were expressed with regards to the reduction of space between the proposed part two storey, part first floor rear extension and that of its neighbouring property at No 1 Leyton Green. Concerns were also expressed with regards to the co-mingling of trade and habitable accommodation. Policies ESD1 & ESD2 of the Harpenden Neighbourhood Plan and Policies 69, 72 (v), 85 & 87 of the St Albans Local District Plan refer.**

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**Ref:** 5/2021/2650 **Category:** **Ward:** Harpenden East

**Proposal:** Loft conversion with rear dormer windows and front rooflights at 9 Holly Walk Harpenden Hertfordshire AL5 5RG For R & D Healthcare Ltd

It was **RESOLVED: This application does not meet the criteria required for consideration by the Committee.**

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**Ref:** 5/2021/2655 **Category:** **Ward:** Harpenden East

**Proposal:** Demolition of conservatory and removal of chimney stack. Erection of two storey front and side extension and single storey rear extension. Construction of new triple bay garage block. Garage conversion to habitable area and internal and external alterations at 16 Lyndhurst Drive Harpenden Hertfordshire AL5 5QN For Mr & Mr D Acton

It was **RESOLVED: Recommend refusal. The proposed siting of the triple bay garage would be out of keeping with the street scene creating a large dominant feature on this corner plot and would be imposing and out of character for the area. The proposed additional new vehicle crossover is sited too close to the junction of Grassmere Avenue which could create conflict with pedestrians, school traffic and other road users. Policies ESD1 & ESD2 of the Harpenden Neighbourhood Plan and Policies 34, 69 & 72 of the St Albans Local District Plan refer.**

*Councillor Hill declared a personal, non pecuniary interest in this application and took no part in discussions.*

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**Ref:** 5/2021/2671 **Category:** **Ward:** Harpenden East

**Proposal:** New semi-detached dwelling following sub-division of plot and demolition of existing conservatory. New openings to existing dwelling. Associated parking and landscaping at 22 Roundfield Avenue Harpenden Hertfordshire AL5 5BE For Dr Chowdhury

It was **RESOLVED: No objection.**

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**Ref:** 5/2021/2602 **Category:** **Ward:** Harpenden North

**Proposal:** Dropped kerb to front of dwelling at 1b Kinsbourne Close Harpenden Hertfordshire AL5 3PB For Mrs K Moutrie

It was **RESOLVED: No objection subject to no detrimental impact on pedestrians and other road users and provided that approval was obtained from Hertfordshire Highways. Policy 34 of the St Albans Local District Plan refers.**

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**Ref:** 5/2021/2645 **Category:** **Ward:** Harpenden North

**Proposal:** Two storey side extension, new front porch, alterations to fenestration and additional render to existing elevations (resubmission following refusal of 5/2021/0358) at 136 Westfield Road Harpenden Hertfordshire AL5 4LT For Mr C Panther

It was **RESOLVED: Recommend refusal. Although provision has been made to address the size and bulk of the previously refused proposal, no additional parking provision has been provided to mitigate the Town Councils concerns regarding the impact of insufficient onsite parking provision. Policy 40 of the St Albans Local District Plan refers.**

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**Ref:** 5/2021/2656 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey rear extension with lantern window at 3 Willoughby Road Harpenden Hertfordshire AL5 4PF For Mr & Mrs Nash

It was **RESOLVED: This application does not meet the criteria required for**

consideration by the Committee

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**Ref:** 5/2021/2668 **Category:** **Ward:** Harpenden North

**Proposal:** Garage conversion and single storey front porch extension at 2a Park Mount Harpenden Hertfordshire AL5 3AR For Mr & Mrs J & T Watson & Shinkins-Watson

It was **RESOLVED:** This application does not meet the criteria required for consideration by the Committee.

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**Ref:** 5/2021/2622 **Category:** **Ward:** Harpenden South

**Proposal:** Variation of Condition 2 (approved plans) to alter elevations and external openings, installation of roof lights and creation of front portico to planning permission 5/2021/2341 dated 16/02/2021 for Single storey side extensions, two storey front extension and first floor side extension with roof lights, front porch canopy, new vehicle crossover and associated landscaping works at 32 The Uplands Harpenden Hertfordshire AL5 2NZ For Mr & Mrs D & P Smith

It was **RESOLVED:** This application does not meet the criteria required for consideration by the Committee

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**Ref:** 5/2021/2659 **Category:** **Ward:** Harpenden South

**Proposal:** Single storey front infill extension, raising of ridge height to facilitate loft conversion to habitable accommodation with rooflights, side dormer window and rear juliette balcony, removal of existing chimney stacks and alterations to openings at 14 Leycroft Way Harpenden Hertfordshire AL5 1JW For C & C de Carvalho

It was **RESOLVED:** Recommend refusal. Due to the positioning of the side dormer and the increase in roof height in relation to the property on the site, there is the potential for loss of amenity and privacy to neighbouring properties. Policies ESD1 & ESD2 of the Harpenden Neighbourhood Plan and Policies 69 & 72 (v) of the St Albans Local District Plan refer.

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**Ref:** 5/2021/2680 **Category:** **Ward:** Harpenden West

**Proposal:** Installation of solar photovoltaic panels at 12-14 Southdown Road Harpenden Hertfordshire AL5 1PD For Mr R Cziborra Harpenden Quaker Meeting House

It was **RESOLVED:** No objection.

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**Ref:** 5/2021/2660 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey side and rear extension following removal of existing conservatory and side structures, new rooflight to rear, alterations to openings at The Cottage, 11a Park Avenue South Harpenden Hertfordshire AL5 2DZ For Mr & Mrs Felstead

It was **RESOLVED:** No objection subject to the design and materials being appropriate to the Harpenden Conservation Area. Policy ESD2 of the Harpenden Neighbourhood Plan and Policy 85 of the St Albans Local District Plan refers.



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**Ref:** 5/2021/2693 **Category:** **Ward:** Harpenden West

**Proposal:** Part single, part two storey front and rear extensions following demolition of existing garage, new rendering, associated landscaping works, rear canopy and alterations to openings at 7 Ambrose Lane Harpenden Hertfordshire AL5 4AU For S Page

It was **RESOLVED: No objection.**

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**Ref:** 5/2021/2732 **Category:** **Ward:** Harpenden East

**Proposal:** New opaque glazed window in side elevation at 29 Salisbury Road Harpenden Hertfordshire AL5 5AR For Mr & Mrs Pymm

It was **RESOLVED: This application does not meet the criteria required for consideration by the committee**

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**Ref:** 5/2021/2721 **Category:** **Ward:** Harpenden North

**Proposal:** Single storey extensions following demolition of existing garage at 1 Iris Close Willoughby Road Harpenden Hertfordshire AL5 4GX For Mr J Bird

It was **RESOLVED: This application does not meet the criteria required for consideration by the committee**

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**Ref:** 5/2021/2736 **Category:** **Ward:** Harpenden North

**Proposal:** Demolition of existing rear addition and construction of a single storey rear extension to the depth of existing rear terrace (resubmission following approval of 5/2021/1931 dated 16/09/2021) at 10 Moorland Road Harpenden Hertfordshire AL5 4LA For S Pitcher

It was **RESOLVED: This application does not meet the criteria required for consideration by the Committee.**

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**Ref:** 5/2021/2739 **Category:** **Ward:** Harpenden South

**Proposal:** Part first floor, part two storey side/rear extensions, new front porch with canopy, new pitched roof above front and side single elements, timber cladding and render to external surfaces, replacement windows and doors, alterations to openings at 14 Barlings Road Harpenden Hertfordshire AL5 2AN For Mr & Mrs A K Rowlands

It was **RESOLVED: No objection provided that there will be no loss of amenity to neighbouring properties. Policy 72 (v) of the St Albans Local District Plan refers.**

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**Ref:** 5/2021/2712 **Category:** **Ward:** Harpenden West

**Proposal:** Variation of Conditions 2 (approved plans) ad 4 (obscure glazing & non-opening) to allow alterations to bathroom windows of planning permission 5/2020/2498 dated 15/02/2021 for Part demolition of existing dwelling and erection of new two storey side and rear extension and associated landscaping works at 9 Alders End Lane Harpenden Hertfordshire AL5 2HL For Mr & Mrs S & S Morrison

It was **RESOLVED:** This application does not meet the criteria required for consideration by the committee

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**Ref:** 5/2021/2714 **Category:** **Ward:** Harpenden West

**Proposal:** Single storey rear extension following demolition of existing conservatory, front porch extension, associated landscaping works and alterations to openings at 35 Barnfield Road Harpenden Hertfordshire AL5 5TH For Mr & Mrs Johnsson-Smith

It was **RESOLVED:** This application does not meet the criteria required for consideration by the committee

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**Ref:** 5/2021/2720 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of new five bedroom dwelling with new basement level following demolition of existing dwelling at 42 Park Avenue North Harpenden Hertfordshire AL5 2ED For Mrs Tott

It was **RESOLVED:** Recommend refusal. Due to the lack of the submission of the arboricultural report detailed in the Design and Access statement with regards to loss and replacement of trees in the Harpenden Conservation Area, the Committee could assess whether this proposal meets the requirements of Policy ESD14 (Trees and Hedges) of the Harpenden Neighbourhood Plan and Policies 74 and 85 of the St Albans Local District Plan. The Committee also expressed concern with regards to the bulk and massing of the left hand flank wall which would create a detrimental impact on its neighbouring property. Policy 72 (v) of the St Albans Local District Plan refers.

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**Ref:** 5/2021/2742 **Category:** **Ward:** Harpenden West

**Proposal:** Erection of two bedroomed dwellinghouse, 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 that the requirements of Policy ESD14 of the Harpenden Neighbourhood Plan are still not being fully addressed. No tree report had been included within the planning application which fully indicates that trees are to be replaced in accordance with Policy ESD14.

*Councillor Drake declared a personal non pecuniary interest in this application, stating that he knew the author of the letter of objection referred to in the meeting and he therefore abstained from taking part in discussions.*