



HARPENDEN TOWN COUNCIL

CLOSER TO THE COMMUNITY

HARPENDEN TOWN COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

HELD IN THE COUNCIL CHAMBER
ON TUESDAY, 21 SEPTEMBER 2021 AT 7.30 PM

- Present:** Councillor Matt Cowley (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 Rosemary Farmer (Vice-Chair) and Councillor Pip Liver

“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”.

75 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Rosemary Farmer and Councillor Pip Liver. Both Councillors are away on holiday.

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

76 DECLARATION OF INTEREST

Councillor Matt Cowley declared a personal non pecuniary interest in application 5/2021/2376 as his employer has made representation against this application.

77 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 31 AUGUST 2021

It was **RESOLVED:**

The minutes of the meeting held on 31 August 2021, were agreed as a correct record and were duly signed.

78 PUBLIC QUESTIONS IN ACCORDANCE WITH STANDING ORDERS 22 & 23

There were no public questions.

79 LETTERS OF OBJECTION

The letter of objection received relating to application 5/2021/2376, Southdown Industrial Estate, Southdown Road was duly noted by the Committee.

**80 APPLICATIONS REGISTERED WEEK ENDING 28/08/2021.
APPLICATIONS REGISTERED WEEK ENDING 03/09/2021.
APPLICATIONS REGISTERED WEEK ENDING 10/09/2021.**

Recommendations attached.

81 APPEALS

It was **RESOLVED:**

The appeal was duly noted by the Committee.

82 PRESERVATION ORDER TREE WORKS

It was **RESOLVED:**

The tree preservation orders were duly noted by the Committee.

83 CONSERVATION AREA TREE WORKS AND TECHNICAL APPLICATIONS

It was **RESOLVED:**

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

84 LIST OF WEEKLY ST ALBANS DISTRICT COUNCIL DECISIONS

It was **RESOLVED:**

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

85 DATE OF NEXT MEETING

Planning Committee meeting to be held on Tuesday 12 October 2021 at 7.30pm in the Council Chamber.

St Albans District Council Planning (Development Control) North Committee meeting to be held on Monday 11 October 2021 at 7.00pm.

86 CLOSE

The meeting closed at 8.55 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

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HARPENDEN TOWN COUNCIL

APPLICATIONS REGISTERED WEEK ENDING 28/08/2021

APPLICATIONS REGISTERED WEEK ENDING 03/09/2021

APPLICATIONS REGISTERED WEEK ENDING 10/09/2021

Ref: 5/2021/2426 **Category:** **Ward:** Harpenden East

Proposal: New front porch at 188 Station Road Harpenden Hertfordshire AL5 4UL
For Mr and Mrs Davenport

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

Ref: 5/2021/2429 **Category:** **Ward:** Harpenden East

Proposal: Two storey side extension, part single part two storey rear extension with rooflights, new render to external surfaces at 17 Wroxham Way Harpenden Hertfordshire AL5 4PP For Mr I Angus

It was **RESOLVED: No objection.**

Ref: 5/2021/2441 **Category:** **Ward:** Harpenden East

Proposal: Part change of use to allow a supplementary takeaway service and installation of rear flue (retrospective) at The Malta PH 110 Lower Luton Road Harpenden Hertfordshire AL5 5AH For Mr Hussain

It was **RESOLVED: Express concern that the proposal could lead to a possible loss of amenity to neighbouring properties and possible highway conflict through lack of parking provision for customers visiting the takeaway. Policies 34, 69 and 72 of the District Plan and ESD20 of the HNP refer.**

Ref: 5/2021/2045 **Category:** **Ward:** Harpenden West

Proposal: Construction of outdoor plunge/swimming pool in the rear garden (part retrospective) at 25 Townsend Lane Harpenden Hertfordshire AL5 2QR For Mr and Mrs Benson

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

Ref: 5/2021/2376 **Category:** **Ward:** Harpenden West

Proposal: Demolition of existing buildings and the construction of eight new units totalling 5947 sq. m for use within Class E (formerly Class B1), B2 and B8 of the Use Classes Order; builders merchant, trade counter (Sui Generis); together with car and HGV parking, landscaping and hard surfacing and associated engineering works and facilities and services (resubmission following withdrawal of 5/2020/1928) at Southdown Industrial Estate Southdown Road Harpenden Hertfordshire AL5 1PW
For Coal Pension Properties Ltd

It was **RESOLVED: Recommend refusal. Despite changes being made to the previously withdrawn application, the Committee stated that the proposed unit number 1 was considered to be too large in size and scale, adversely affecting the amenity of the residents of Meadow Walk and the proposed service yard representing a possible loss of amenity for the residents of Meadow Walk with regard to vehicle noise. The proposed 24-hour operation is unacceptable and again would create a detrimental impact on neighbouring properties in Meadow Walk in terms of unacceptable increased noise and light pollution. The increase in the volume of heavy goods vehicles to this area would impact heavily on road capacity, causing disruption to the locality with the smaller local roads being unable to cope with this additional usage. Policies ER1 & ER8 of the Harpenden Neighbourhood Plan and Policies 34, 44, 45, 69, 74 & 80 of the St Albans District Plan refer.**

A resident spoke against the application.

Ref: 5/2021/2423 **Category:** **Ward:** Harpenden West

Proposal: Loft conversion to habitable accommodation with front rooflights and rear dormer window and removal of existing chimney stack at 61 Crabtree Lane Harpenden Hertfordshire AL5 5PX For Mr D Baddeley

It was **RESOLVED: No objection.**

Ref: 5/2021/2468 **Category:** **Ward:** Harpenden East

Proposal: Single storey side and rear extension with a part glazed roof to replace existing rear extension at 12 Cornwall Road Harpenden Hertfordshire AL5 4TH For Ms A Cousins

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

Ref: 5/2021/2469 **Category:** **Ward:** Harpenden East

Proposal: Single storey rear / side extension with part glazed roof to replace existing rear extension, loft conversion with rear dormer window at 14 Cornwall Road Harpenden Hertfordshire AL5 4TH For Mr C Scudder

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

Ref: 5/2021/2462 **Category:** **Ward:** Harpenden North

Proposal: Single storey rear extension, loft conversion with rear dormer window and rooflights on front roof slope, alterations to roof of existing single storey side extension with rooflights, removal of chimney stack, new front porch canopy, raised patio to rear, alterations to openings at 26 Moorland Road Harpenden Hertfordshire AL5 4LA For S Passon

It was **RESOLVED: No objection.**

Ref: 5/2021/2110 **Category:** **Ward:** Harpenden South

Proposal: Installation of air source heat pump to side elevation with timber enclosure and painting of unit (retrospective) at 54 Eastmoor Park Harpenden Hertfordshire AL5 1BW For Mr D Blake

It was **RESOLVED: Recommend refusal due to the location of the proposed heat source pump to the front of the property and the proposed design of the enclosure, leading to a possible detrimental impact on the street scene and neighbouring property No. 52 Eastmoor Park. No details of proposed noise abatement have been provided to bring the proposal to an acceptable noise level for neighbouring properties. Policies 69, 72 and 82 of the District Plan and Policy ESD2 of the HNP refers.**

Ref: 5/2021/2419 **Category:** **Ward:** Harpenden South

Proposal: Garage conversion to habitable accommodation, single storey side and rear extensions and alterations to openings at 74 Wheathampstead Road Harpenden Hertfordshire AL5 1JA For Mrs R Drury

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

Ref: 5/2021/2440 **Category:** **Ward:** Harpenden South

Proposal: Single storey rear extension with rooflights following demolition of existing conservatory and alterations to openings at 3 Wensley Close Harpenden Hertfordshire AL5 1RZ For Mr F Nechelput

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

Ref: 5/2021/2467 **Category:** **Ward:** Harpenden South

Proposal: Single storey rear and side extensions, loft conversion with rooflights on rear roof slope, alterations to openings at 13 The Warren Harpenden Hertfordshire AL5 2NH For Dr C Hobbs

It was **RESOLVED: No objection.**

Ref: 5/2021/2362 **Category:** **Ward:** Harpenden West

Proposal: Replacement windows at 16 & 16a High Street Harpenden Hertfordshire AL5 2TD For Mr R Cammack

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

Ref: 5/2021/2437 **Category:** **Ward:** Harpenden West

Proposal: Two storey front extension and alterations to openings at 2 Ambrose Lane Harpenden Hertfordshire AL5 4AX For Mr and Mrs Tice

It was **RESOLVED: No objection subject to no loss of amenity to No. 4 Ambrose Lane. Policy 72 (v) of the District Plan refers.**

Ref: 5/2021/2475 **Category:** **Ward:** Harpenden West

Proposal: Part single, part two storey front extension, garage conversion and alterations to driveway to provide additional parking space, removal of chimney stack, new render to external surfaces, refurbishment of roof and alterations to openings at 15 Townsend Road Harpenden Hertfordshire AL5 4BQ For Mr and Mrs Goulbourne

It was **RESOLVED: No objection.**

Ref: 5/2021/2138 **Category:** **Ward:** Harpenden East

Proposal: Raising and extension of roofs with rear dormer windows and front roof lights to create habitable loft space into bedrooms and ensuites at 9 & 10 Langdale Avenue Harpenden Hertfordshire AL5 5QU For Mrs Moss and Karbal

It was **RESOLVED: Express concern that the proposal presents an unacceptable form of overdevelopment in terms of bulk, size, massing and impact on the streetscene. Concern was also expressed that there will be insufficient parking provision on the site for the proposed number of bedrooms, leading to possible on street parking on what appears to be a narrow road and therefore presenting possible highway conflict. Policies 34, 40, 69 and 72 of the District Plan refers.**

Ref: 5/2021/2485 **Category:** **Ward:** Harpenden East

Proposal: Part single, part two storey front side and rear extension following demolition of existing conservatory and change of garage roof design to pitch tiled roof at 3 Chesterton Avenue Harpenden Hertfordshire AL5 5ST For Mr and Mrs J and I Evans

It was **RESOLVED: Recommend refusal. The proposal presents an overdevelopment of the site in terms of the loss to the current openness of the street scene and therefore creating an unacceptable impact on the surrounding area. Policies 69 and 72 of the District Plan and ESD2 of the HNP refers.**

Ref: 5/2021/2286 **Category:** **Ward:** Harpenden North

Proposal: Single storey rear extension with rooflights at 26 Molescroft Harpenden Hertfordshire AL5 3LS For Mr D Welch

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

Ref: 5/2021/2521 **Category:** **Ward:** Harpenden North

Proposal: Front porch extension, front porch canopy, first floor front extension, extension to existing loft space with front and side rooflights and rear dormer windows and alterations to openings at 12 Miley Close Harpenden Hertfordshire AL5 3DS For Mrs A Peacock

It was **RESOLVED: No objection subject to sufficient parking provision on the site. Policies 40 and 72 of the District Plan refers.**

Ref: 5/2021/2566 **Category:** **Ward:** Harpenden North

Proposal: Demolition of existing house and construction of one new four-bedroom dwelling with new vehicle crossover and associated works at 40 Ridgewood Drive Harpenden Hertfordshire AL5 3LH For Mr D Withers

It was **RESOLVED: No objection subject to no loss of amenity to No. 38 Ridgewood Drive. Policy 72 of the District Plan refers.**

Ref: 5/2021/2493 **Category:** **Ward:** Harpenden South

Proposal: Garden room at 22 Collens Road Harpenden Hertfordshire AL5 2AJ For Mrs B Amos

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

Ref: 5/2021/2519 **Category:** **Ward:** Harpenden South

Proposal: Construction of new outbuilding following demolition of existing outbuilding (resubmission following approval of 5/2021/1034 dated 03/06/2021) at 20 Sibley Avenue Harpenden Hertfordshire AL5 1HF For Mr and Mrs Forsyth

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

Ref: 5/2021/2536 **Category:** **Ward:** Harpenden South

Proposal: Demolition of existing house and construction of new five bedroom dwelling with integral garage, and new crossover at 40 The Uplands Harpenden Hertfordshire AL5 2NZ For Mr and Mrs I Pearce

It was **RESOLVED: No objection.**

Ref: 5/2021/2567 **Category:** **Ward:** Harpenden South

Proposal: Single storey front and rear extensions following demolition of existing rear extension and alterations to openings at 12 Sherwoods Rise Harpenden Hertfordshire AL5 1LU For Mr P Stratonovitch & Ms J Xia

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

Ref: 5/2021/2457 **Category:** **Ward:** Harpenden West

Proposal: Replacement of timber framed windows and doors with new hardwood timber framed double glazed windows and doors at Arcadian Court Sun Lane Harpenden Hertfordshire For Mrs A Shervell

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

Ref: 5/2021/2492 **Category:** **Ward:** Harpenden West

Proposal: Single storey rear extension at 43 Barnfield Road Harpenden Hertfordshire AL5 5TH For Mr A King

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

Ref: 5/2021/2517 **Category:** **Ward:** Harpenden West

Proposal: Garage conversion to habitable accommodation, single storey side extension and alterations to openings at 5 Churchfield Harpenden Hertfordshire AL5 1LJ For Mr W Bales

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

Ref: 5/2021/2534 **Category:** **Ward:** Harpenden West

Proposal: First floor rear extension with new flat roof over, two storey linked extension with pitched roof, part- internal courtyard, new openings in side elevation, replacement windows, alterations to openings at 34 Tennyson Road Harpenden Hertfordshire AL5 4BB For Mr Mark Goodman - Walsh

It was **RESOLVED: Recommend refusal. The proposed extensions are an unacceptable form of overdevelopment on this locally listed building in the Harpenden Conservation Area, also leading to a significant detrimental impact on the neighbouring properties No's 32 and 36 Tennyson Road. Concern is also expressed that the amenity of future occupiers could be compromised by this proposal. In addition, there appears to be insufficient parking provision for the total proposed bedrooms. Policies 40, 69, 70, 85 and 87 of the District Plan and Policy ESD2 of the HNP refers.**

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