

North Mymms Parish Council

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Minutes of the Planning Committee Meeting held on Wednesday 24 April 2024 at 18.00hrs in the Parish Office, 1a Bushwood Close, AL9 7YZ

Those Present:

Councillors: Mrs Mia Americanos-Molinaro Chairman
Mrs Jacqui Boulton
Mr Tony Green
Mrs Isabel Moritz
Mr Paul Thomson
Mrs Teresa Travell

Officer: Mrs Christine Wootton

Members of the Public: Mr Nigel Matthews – North Mymms Green Belt Society
Mr Martin Connolly – North Mymms Green Belt Society

The meeting commenced at 18.00 hours.

2023/PC/187	To receive and approve apologies for absence No apologies were received.
2023/PC/188	Disclosures of Interests and Dispensations a) To receive declarations of interest from councillors on items on the agenda None. b) To receive written requests for dispensations for declarable interests None. c) To grant any requests for dispensation as appropriate None.
2023/PC/189	Public Participation – to consider requests by members of the public to speak at this meeting, in accordance with the Parish Council’s Public Speaking Arrangement. Mr Nigel Matthews and Mr Martin Connolly from North Mymms Green Belt Society.
2023/PC/190	To approve the minutes of the meeting held on 27 March 2024 It was proposed by Councillor Paul Thomson, seconded by Councillor Teresa Travell and RESOLVED that the minutes of the meeting held on 10 April 2024, which had been sent to Members prior to the meeting, be approved and were signed by the Chairman.
2023/PC/191	To receive a report on planning decisions if any

- a) **Application Reference:** 6/2022/2317/MAJ
Proposed development at: Videne, Hawkshead Road, Little Heath, Potters Bar EN6 1LX
Proposal: Demolition of the dwellings known as Videne and Tanum Farm and outbuildings to the rear of Studlands and the erection of 63 dwellings with associated accesses, parking, amenity and open space and landscaping
NMPC: Major Objection. Major Objection. In the Draft Local Plan, the density of houses in LHe4 was specified as 7/9 houses per hectare (0.49 hectares in size). No number was specified for LHe5 (2.09 hectares in size). If the site is 2.58 hectares it should accommodate a maximum of 47 houses. If the site is 2.98 hectares (by including the space behind Tantum Farm) then it would accommodate 53 houses.2. When NMPC responded to the Local Plan in 2019 it was to comment that 7/9 houses on LHe4 could possibly be acceptable. Site LHe5, as commented in 18 June 2019 Local Plan response, might be acceptable as a small-scale development. 3. This development appears to be over-densified. NMPC would support a maximum of 47 houses (or 53 houses if 2.9 hectares) of which 35% must be affordable housing. 4. This is not a fully sustainably site in spite of it being included in the Emerging Local Plan. - It is located remotely from shops, transport (such as rail and there are few buses) and other community facilities such as medical centre/library which are approx. 1 mile away. Little Heath Primary School is 1-form entry with no extra capacity or space to extend. Therefore, children from this development will have to travel (by car owing to lack of buses) for both primary and secondary education. 5.The cycle path shown is over existing pavement and leads nowhere! The Statement of Community Involvement clearly indicates the lack of consultation as only 33 responses were received and North Mymms Parish Council were approached after the Planning Application had been submitted. 5. The development will cause traffic issues as most residents will have one or more cars owing to remoteness of public facilities and amenities. Whilst the site appears to accommodate cycle parking and EVs are to be provided, the loss of garden space to hardstanding is unsatisfactory both for visual amenity but also as a climate change factor, soft landscaping is far preferable, therefore it needs two points of access and egress to the main site which could be achieved with fewer houses.6. The inclusion of 3-storey houses is inappropriate in a rural location and will affect the openness of the Green Belt in a detrimental effect on visual amenity. (There is no such thing as a 2.5-storey house – people don't live in half height space!) The local vernacular is not grey roof tiles.. 7. Treatment of the boundary with North Mymms Parish Council's open space would need careful treatment. No approach has been made to North Mymms Parish Council to discuss access to the open space nor permission granted. 8. North Mymms Parish Council request that Permitted Development Rights should be removed.
WHBC: Approved
- b) **Application Reference:** 6/2023/2555/HOUSE
Proposed development at: 106 Brookmans Avenue Brookmans Park Hertfordshire AL9 7QQ
Proposal: Replacement stone portico to front porch with insertion of new windows to front and new door to rear, render surround to front windows, change of rear flat roof to lead covering, change of render colour, new stone cills to rear, replacement of chimneys, windows, doors, fascia, bargeboards and gutters
NMPC: No comment
WHBC: Approved
- c) **Application Reference:** 6/2024/0121/LAWP
Proposed development at: Woodlands Well Road Northaw Potters Bar EN6 4BN
Proposal: Certificate of lawfulness for proposed enlargement of a dwellinghouse by the construction of a side and rear extension

	<p>NMPC: Object. No Very Special Circumstances have been given and this inappropriate development would cause harm in the Green Belt. The proposals appear to be more than 30% (more like 50% of the footprint) and would be overdevelopment in the Green Belt. This should be a FULL planning application.</p> <p>WHBC: Withdrawn by Applicant</p> <p>d) Application Reference: 6/2024/0206/HOUSE Proposed development at: 32 Bradmore Way Brookmans Park Hatfield AL9 7QX Proposal: Erection of a single storey rear extension following the demolition of the existing conservatory and fenestration alterations with partial garage conversion NMPC: Comment. NMPC request a condition that hours of work should be restricted in the morning and afternoon for access to the primary school which is in close proximity to this property. WHBC: Approved</p> <p>e) Application Reference: 6/2024/0373/PN8 Proposed development at: 20 Bell Lane Brookmans Park AL9 7AY Proposal: Prior approval for single storey rear extension measuring 8m in depth, 4m in height and 3m to the eaves NMPC: Object. This is too big on the plot. This property is in the Green Belt. No Very Special Circumstances have been given and would, therefore, cause harm to the Green Belt. WHBC: Prior Approval not required</p> <p>The above planning decisions were noted.</p>
2023/PC/192	<p>To receive a report on planning appeals, if any</p> <p>None.</p>
2023/PC/193	<p>To consider the current planning applications in the parish and decide the comment to be submitted to the planning authority</p> <p>a) Application Reference: 6/2024/0489/TPO Proposed development at: 33A Pine Grove Brookmans Park Hertfordshire AL9 7BP Proposal: T1 - Oak - Crown reduction by 3m in height and 2m in lateral growth. Removing all deadwood and thin the crown by 25% covered by TPO 160 NMPC: No comment.</p> <p>b) Application Reference: 6/2024/0651/COND Proposed development at: Videne Hawkshead Road Little Heath Potters Bar EN6 1LX Proposal: Submission of details pursuant to Condition 6 (Archaeological Written Scheme of Investigation) on planning permission 6/2022/2317/MAJ NMPC: No comment</p> <p>c) Application Reference: 6/2024/0578/HOUSE Proposed development at: 38 The Grove Brookmans Park AL9 7RN Proposal: Erection of a two-storey rear and side extension with the creation of a crown roof, erection of a two-storey front gable extension, loft conversion incorporating three rooflights to the front and one to either side and the insertion of two dormers to the rear, enclosure of the single storey front canopy, erection of a pitched roof entrance porch with extended canopy, garage conversion, fenestration alterations, change to materials, erection larger patio area and erection of new steps to the rear, security gate/ fence to the side access, enlargement of existing driveway and the removal of both chimneys</p>

	<p>NMPC: Comment. The proposed development is out of character in the street-scene. The gates and wall are totally out of character and no drawings or information has been provided or submitted.</p> <p>d) Application Reference: 6/2024/0551/FULL Proposed development at: Land adj. to Bell Lane Bell Bar The Brookmans Park Estate AL9 7AY Proposal: Erection of three four-bedroom dwellings with associated car parking and landscaping NMPC: Major Objection. The proposed development is not in the Local Plan.</p> <p>This site is Green Belt land and No Very Special Circumstances have been given.</p> <p>Car parking will be restricted on this un-metalled road. Although a garage is included with each property there is not enough car parking space for each four-bedroom dwelling.</p> <p>It will cause harm with a loss of amenity and will affect the openness in a rural location.</p> <p>North Mymms Green Belt Society (NMGBS) will be making strong representations against this planning application.</p> <p>Bell Bar does not have a school, or post-office, or community buildings and is therefore a linear hamlet and not a village.</p> <p>NMGBS would like to share their thoughts relating to this and other future developments in the Parish which will affect the Green Belt. A meeting is to be arranged between NMGBS and NMPC. Action: Clerk.</p> <p>The Clerk had received correspondence from the Bell Lane Action Group (BLAG). BLAG have written to local councillors expressing concern that, should permission for this planning application be granted, it will set a precedent and the rest of the farm will be at risk.</p> <p>e) Application Reference: 6/2024/0687/COND Proposed development at: 44 Mymms Drive Brookmans Park AL9 7AF Proposal: Submission of details pursuant to condition number 1 (Materials) on planning permission 6/2021/1339/FULL NMPC: No comment.</p> <p>f) Application Reference: 6/2024/0539/COND Proposed development at: 35 Skimpans Close Welham Green Hatfield AL9 7PA Proposal: Submission of details pursuant to condition number 2 (cycle parking), 3 (energy conservation), 4 (landscape scheme) and 5 (noise) on planning permission 6/2022/1855/FULL NMPC: No comment.</p> <p>g) Application Reference: 6/2024/0668/PN8 Proposed development at: 32 Bell Lane Brookmans Park AL9 7AY Proposal: Prior approval for the erection of a single storey rear extension measuring 5m in depth, 3m in height, 3m to the eaves NMPC: No comment.</p>
2023/PC/194	To receive response from WHBC Enforcement Officer relating to 110 Hawkshead Road, Little Heath

	<p>WHBC Enforcement Officer has discussed the case with senior colleagues in enforcement, the owner of the house was permitted to retain the hoarding on the following conditions. The hoarding was repaired, painted a suitable colour and made structurally sound, and the site was cleared of vegetation and waste materials. The final condition was that a new planning application must be submitted with a new proposal, which would allow the hoarding to be retained under permitted development.</p> <p>WHBC continue to be in discussion with the landowner with regards to the progress of a new application, after the previous application was dismissed at appeal in February 2024.</p> <p>Members of the Planning Committee are disappointed with this response as it appears the owner of the house will be allowed to leave the hoarding up indefinitely.</p>
2023/PC/195	<p>To receive reports on planning matters</p> <p>Councillor Teresa Travell brought the Committee’s attention to the recent announcement from the London Green Belt Council in response to Labour’s policy announcement on Housing and Planning. Richard Knox-Johnston, Chair of the London Green Belt Council, said:</p> <p>“We broadly welcome the Labour Party’s approach to building on inner-city urban brownfield sites which are ready to be developed now and could provide over one million homes, especially for affordable and social housing. We also welcome Labour’s plans for affordable housing for which there is the greatest need especially for young people.</p> <p>“However, we are deeply concerned about suggestions about building in the Green Belt, on land which site owners and developers have deliberately allowed to deteriorate in order to secure planning permission. These sites should be restored at the owner’s expense so that the Green Belt can perform its major role in providing carbon sequestration, reducing flooding in urban areas, providing important food production close to urban centres, as well as offering greenspace for recreation, health and wellbeing, and re-connecting with nature.</p> <p>“We are also concerned that there will be considerable efforts by developers to show that any Green Belt land in which they have an interest is now ‘brownfield’ if there has been even a limited amount of ‘development’ on the site. This is likely to result in developers’ priorities being Green Belt ‘brownfield’ rather than urban derelict sites where infrastructure is already in place. Genuinely brownfield, urban sites are much more likely to provide sustainable affordable homes than Green Belt ‘brownfield’ land where, due to their location, affordable homes are unlikely to be sustainable.”</p>

The meeting closed at 18.48 hours.

Signed: _____

Date: _____