



Democratic Services
Hertsmere Borough Council
Civic Offices
Elstree Way

Borehamwood
Hertfordshire, WD6 1WA

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Date: 15 July 2026

To: All Members of the Planning Committee

cc: All other recipients of Planning Committee agenda

Planning Committee – Thursday, 16 July 2026

I enclose for consideration at the above meeting the Update Sheet and the minutes of the meeting held on 18 June 2026 which were marked to follow on the agenda pack:

20260618PL Minutes (Pages 1 - 6)

20260716PL-5 Update Sheet (Pages 7 - 10)

Yours faithfully

Democratic Services

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Hertsmere Borough Council

Planning Committee

Minutes of the meeting held in Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

Thursday, 18 June 2026

Present

Voting Members:

Councillors H Green (Chair), M Allen (Vice-Chair), D Lambert (Vice-Chair), M Amron, M Handley, A Kaza, P Morris, N Susman, G Briski, P Richards, B Rosehill and R Georgiou

Also Present:

Councillor N Oakley

Officers:

P Geraghty	Deputy Chief Executive Service Delivery
F Churchill	Interim Director of Place and Transformation
K Aratoon	Legal Services Manager
M Kolaszewski	Interim Head of Planning, Economic Development & Climate Change
K Humphries	Principal Planning Officer
A Taylor	Principal Planning Officer
G O'Brien	Principal Planning Officer
J Lemm	Principal Planning Officer
C Ellis	Senior Planning Officer
H Holt	Planning Officer
M Vistartaite	Planning Officer
K Selwood	Planning Officer
A Witherick	Democratic Services Manager

66. Membership

Councillor R Georgiou substituted for Councillor C Gray.

67. Communications and Apologies for Absence

The Chair advised that Members had been made aware that Hertsmere Borough Council had been Section 62A designated by the Ministry of Housing, Communities and Local Government (MHCLG). The Chair stated that the Deputy Chief Executive would provide a presentation to members on what this meant and the impact on the Planning Committee and the Council.

The Deputy Chief Executive introduced their presentation. Members voiced concern that they had not been informed of the presentation in advance. Noting the public present they asked that it be heard after the planning applications on the agenda. The Chair used their discretion to

reorder the agenda. The presentation would be heard after the applications under Any Other Business (AOB).

Apologies for absence had been received from Councillors C Gray and L Smith.

68. Declarations of Interest

Councillor M Amron declared a Pecuniary Interest in Agenda Item 5A, 26/0222/HSE, 24 Ashfield Avenue, Bushey, Hertfordshire, WD23 4HQ as the applicant and would leave for the item.

69. Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 14 May 2026 be approved and signed as a correct record, subject to the following amendments:

- 1) Agenda Item 6A, 24/1101/OUTEI, Land West of Barnet Road and East of Baker Street, Potters Bar:
 - That a Member had proposed that any agreement should be conditional upon residents being informed about what had occurred in the closed session.
 - That there had been calls for the vote to be conditional on a Cabinet Member resigning their position.
- 2) That the Minutes be checked to reflect accurately who was present in the meeting.

[At 18:13 pm Councillor M Amron left the meeting prior to the next Item.]

70. 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.

70.1 26/0222/HSE 24 Ashfield Avenue, Bushey, Hertfordshire

The Planning Officer presented the application which was for: 'Construction of single storey side and rear extension.'

Members were satisfied with the proposal.

It was proposed by: Councillor B Rosehill, seconded by Councillor A Kaza that the recommendations as set out in the report be agreed.

For: (11 total) - Councillors G Briski, R Georgiou, M Handley, A Kaza, D Lambert, P Morris, P Richards, B Rosehill, N Susman, M Allen, H Green.

Against: (0 total) – No Votes

Abstain: (0 total) – No Votes

Total votes cast: 11

RESOLVED that Permission be GRANTED subject to conditions.

[At 18:19 pm Councillor M Amron returned to the meeting prior to the next Item.]

70.2 26/0385/VOC Land Between 22 Catterick Way And 158, Croxdale Road, Borehamwood

The Planning Officer presented the application which was for: 'Variation of conditions 2 (approved plans and drawings) and 14 (samples of the materials to be used in the construction of the external surfaces) to allow for the replacement of hanging tiles with brickwork and revision of window materials from composite timber/aluminium to uPVC following grant of planning permission 24/0414/FUL.'

In response to a Member query, the Planning Officer gave clarification that the development had begun and the building had been partially built in the time the application had been received. As such, the Council as the applicant were in breach of planning conditions 2 and 14 until approved by the Committee to regularise this.

It was proposed by: Councillor D Lambert, seconded by Councillor B Rosehill that the recommendations as set out in the report be agreed.

For: (11 total) - Councillors M Allen, M Amron, H Green, A Kaza, D Lambert, R Georgiou, M Handley, P Morris, P Richards, B Rosehill, N Susman,

Against: (0 total) – No Votes

Abstain: (1 total) – Councillor G Briski

Total votes cast: 12

RESOLVED that Permission be GRANTED subject to conditions.

70.3 25/1122/REM Land Lying To The East Of Hartfield Avenue And Fronting Onto Barnet Lane, Elstree

The Planning Officer presented the application which was for: 'DEVELOPMENT Application for the approval of reserved matters relating to layout, scale, appearance and landscaping (including details required conditions 3, 6, 7, 8, 9, 10, and 27), for a residential development of 73 dwellings, with associated landscaping, amenity space, custom and self-build housing plots, sustainable urban drainage (SuDs), and associated works, pursuant to outline planning permission 23/0053/OUT.'

Mr S Hoskin spoke for the application on behalf of the applicant.

In response to Member queries, the Planning Officer clarified that under the outline permission, the housing mix was secured by a condition to

approve at this stage. The recommendation was for the housing mix to be secured at 73 homes. 45% of these would be affordable housing, as clarified in the update sheet. When the outline application had previously been considered at Committee, the Officer recommendation was for refusal given outstanding technical issues such as flood risk and ecology. These issues were subsequently resolved prior to the public inquiry.

It was proposed by: Councillor A Kaza, seconded by Councillor P Richards that the recommendations as set out in the report be agreed.

For: (12 total) - Councillors M Allen, M Amron, G Briski, R Georgiou, A Kaza, D Lambert, P Morris, M Handley, P Richards, B Rosehill, N Susman, H Green.

Against: (0 total) – No Votes

Abstain: (0 total) – No Votes

Total votes cast: 12

RESOLVED that the application be DELEGATED to the Head of Planning, Economic Development & Climate Change or Development Team Manager to approve the application subject to conditions listed in section 10 (or as amended) and any others that may be necessary.

70.4 25/1105/OUT 44 Barnet Road, Potters Bar, Hertfordshire

The Planning Officer presented the application which was for: 'Demolition of existing detached two storey mixed use building to facilitate construction of four storey mixed use building with accommodation in the roof space providing 11x flats and 2x ground floor commercial units. Associated hard and soft landscaping and bin / cycle storage. (Outline application with all matters reserved).'

Mr D Padalino spoke for the application as the agent.

A Member asked the amount of developer profit the applicant would make under Aspinall Verdi's calculations. The Planning Officer confirmed this would be 17% for residential and 15% for commercial.

Some Members were concerned about the lack of parking but acknowledged that the site fell within a Town Centre location. The Interim Head of Planning, Economic Development & Climate Change also advised that it was very common for commercial units within a town centre location to lack parking. The allocations of the parking would be determined at the reserved matters stage of the application. A Member noted that there was a car park beside this building which was owned by Hertsmere Borough Council and another 2 car parks on the High Street, thus could go some way in mitigating parking concerns. They also noted that housing was needed in the borough and welcomed the provision of housing through this proposal.

In response to further queries, clarification was given that there would be lifts to all floors within the building.

It was proposed by: Councillor R Georgiou, seconded by Councillor M Amron that the recommendations as set out in the report be agreed.

For: (12 total) - Councillors M Allen, M Amron, G Briski, M Handley, H Green, A Kaza, D Lambert, P Morris, P Richards, B Rosehill, N Susman, R Georgiou.

Against: (0 total) – No Votes

Abstain: (0 total) – No Votes

Total votes cast: 12

RESOLVED that Permission be GRANTED subject to conditions.

70.5 26/0281/HSE 66 Laurel Avenue, Potters Bar, Hertfordshire

The Planning Officer presented the application which was for:
'Demolition of existing side extension and construction of part single, part two storey rear extension.'

Mr J Hegarty spoke against the application on behalf of himself and local residents.

The Chair read out a speech on behalf of Councillor C Myers as Community Advocate against the application.

In response to Member queries, Officers confirmed that they had recommended an informative with regard to the garage to remind the applicant it could only be used for ancillary enjoyment of the main dwelling house. Independent living accommodation would require consent. There would be no impact on residential amenity.

Members acknowledged that they could only consider the application as it was presented in front of them and that speculation over future use was not a material planning consideration.

It was proposed by: Councillor D Lambert, seconded by Councillor M Allen that the recommendations as set out in the report be agreed.

For: (11 total) - Councillors M Allen, M Amron, G Briski, H Green, A Kaza, D Lambert, P Morris, P Richards, B Rosehill, R Georgiou, M Handley.

Against: (1 total) – Councillor N Susman.

Abstain: (0 total) – No Votes

Total votes cast: 12

RESOLVED that Permission be GRANTED subject to conditions.

71. Planning Appeals: current position

Noted the current planning appeals and appeal decisions as set out at Item 6 of the agenda.

72. Any Other Business that the Chairman considers Urgent

Further to an interjection by a Member of the Planning Committee, it was agreed that the presentation on the Section 62A Designation would be taken in closed session after the end of the meeting to avoid further delay.

The Chair noted that Members had received the report which was commissioned with Planning Futures to review the Planning Committee meetings following correspondence from the Ministry of Housing, Communities and Local Government (MHCLG). They reminded Members there would be a session on 1 July to review the report.

73. Dates of Future Meetings

The next meeting was scheduled for 16 July 2026.

Closure: 7.45 pm

Chair

UPDATE SHEET: PLANNING COMMITTEE – 16TH JULY 2026

ITEM 5A – 25/1815/FUL – Land West of Robinson Crescent and South of Merry Hill Road, Bushey

Updates

Badgers

A query was raised by members whether there are badger sets on the site.

The applicant has submitted an Ecology Report, which was carried out by Ecology Solutions, who found there were no traces of badger sets on site. Badgers are protected by The Protection of Badgers Act 1992 and it is illegal to disturb badgers without a license from Natural England.

Both Natural England and HCC Ecology raised no objection to the proposal. Specifically regarding Badgers, HCC Ecology advised that badgers are not considered a restraint for this development.

Notwithstanding the above, due to the dynamic nature of badgers they cannot be ruled out and could become present at a later date. The applicant's Ecology Report sets out precautionary measures which include an updated badger sett check prior to the commencement of development. Other precautions include:

- During the construction process all dug ground should be levelled and compacted wherever possible. This will prevent Badgers from attempting to excavate setts prior to completion of the works;
- Planks should be left in any uncovered trenches to allow any Badger that may stray onto the site an escape route;
- Any open trenches will be checked at the beginning of each day (to ensure that Badgers are not present) and at the end of each day (to ensure that the means of escape remain in place);
- Tools and loose materials will be stored in an appropriate container to reduce the risk of Badgers accessing the site and injuring themselves;
- Materials should be stored in a storage container in order to avoid the chance of Badgers coming onto site and potentially injuring themselves;
- Fires and chemicals should not be used; and
- Any open pipework greater than 150mm outside diameter should be blanked off at the end of each working day.

This would be secured within the Construction Environmental Management Plan which has been conditioned.

Herts & Middlesex Wildlife Trust (HMWT)

Comments were received from HMWT on 8th July advising that the development does not have a significant impact on Hillmead Nature Park, and that the landscaping strategy means that there remains a degree of connectivity between Hillmead Nature Park and the wider countryside. The mitigation measures set out within the Ecological Assessment would be secured by condition.

However, HMWT have raised concerns that the north of the site comprises of 'acid grassland', despite the applicant's Ecologist advising the land is 'modified grassland' in their Ecological Assessment and BNG Report. Therefore, HMWT have raised a holding objection.

Ecology Solutions has responded to HMWT comments regarding the classification of the northern part of the site as acid grassland within the Hertfordshire Ecological Network. The consultant notes that the Ecological Network mapping is based on county-wide GIS modelling, historic datasets and aerial photography, and is intended to identify ecological connectivity and restoration opportunities rather than provide definitive site-specific habitat classifications.

The letter states that detailed habitat surveys were undertaken on site in August 2025 by suitably qualified ecologists during the optimal survey period. These surveys concluded that the grassland within the site is correctly classified as modified grassland in good condition, consistent with the UKHab definition and Biodiversity Net Gain assessment. The consultant advises that the grassland did not meet any of the criteria required to be classified as lowland dry acid grassland and only one indicator species associated with acid grassland was recorded.

Ecology Solutions therefore considers that the site-specific survey evidence should carry significantly greater weight than the broad-scale Hertfordshire Ecological Network mapping and maintains that the Ecological Assessment and BNG Report provide a robust and accurate assessment of baseline ecological conditions.

Ecology Solutions letter has been passed to HMWT and HCC Ecology for review. Officers will provide members with a verbal update at the start of the presentation should a response be received from both consultees.

ITEM 5B - 26/0542/ADV – 3 Leeming Road, Borehamwood, WD6 4EB

No updates

ITEM 5C - 26/0541/CLP – 3 Leeming Road, Borehamwood, WD6 4EB

No updates

ITEM 5D – 25/1842/FUL – Land Adjioning Patchewtts Cottage, Hillfield Lane, Aldenham

In corresponding with the agent on the application in regard to the propose pre-commencement conditions the following amendments were agreed by both parties.

- The trigger for condition 3 has been amended from 'No development shall take place until' to 'No works above the damp-proof course shall take place until'. The full amended of condition 3 reads:

No works above the damp-proof course shall take place until details of the materials to be used in the construction of the external surfaces including the proposed railings atop the retaining structures of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

- Due to the similar requirements of conditions 4 and 7, condition 7 is proposed to be removed subject to the below wording being incorporated into condition 4, to avoid duplication.

No surface water shall be permitted to run off from the development hereby permitted on to the Strategic Road Network or into any drainage system connected to the Strategic Road Network. No drainage connections from any part of the development hereby permitted may be made to any Strategic Road Network drainage systems.

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