

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 8th April 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major

Vice-Chairman Councillor Owen Roe

Councillors: Councillor Jean Bowman
Councillor Derryck Croker
Councillor Gloria Keaveny

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

407. Apologies for absence

There were no apologies for absence.

408. Declarations of interest

There were no declarations of interest.

409. Public participation

There were two members of the public present and Mr George Johnson signed in to speak on Item 10, Appendix B1, planning application 15/0553/OUT.

410. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1, were noted by Members present.

411. Planning Applications as received from Three Rivers District Council

Members discussed the Planning applications list and **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

With the agreement of all Members present, the Chairman varied the order to bring Item 10 forward, in view of the members of public present. Mr Johnson spoke, for himself and as representative for the Gallows Hill Lane/Hazelbury Avenue Residents Group, against application 150553/OUT - 18 Gallows Hill Lane, Abbots Langley, objecting to the lack of documents/information with regard to the trees and his concerns that the whole site will be cleared; that the site is not identified on the Local Plan for residential development; the access is dangerous just south of a bend, obscuring the exit and that any new properties would be contrived and cramped. Members then discussed the application and agreed their comments to be submitted, requesting referral to Three Rivers Planning Committee. Mr Johnson and his neighbour then left the meeting.

412. Three Rivers District Council - Planning Committee

Councillor David Major was present at the meeting on 19th March 2015 and reported on planning applications 15/0161/FUL - 99 Kindersley Way and 15/0192/FUL - 95 Gallows Hill Lane, which were both approved.

413. Langleybury Lane Parking

Members discussed the proposed improvements to the current parking arrangements at the car park by the War Memorial in Hunton Bridge and welcome the proposals for the fencing and construction of a new parking bay and suggested that more parking should be created if possible.

414. Appeals

Members noted the appeal against the refusal of planning permission 14/2099/FUL - 128A Toms Lane - Replacement pitched roof over existing flat roofed rear extension.

The meeting closed at 9.05 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 8th April 2015

Appendix A1

1. **15/0094/FUL** ALPC meeting 04/02/2015

8 Westland Close Leavesden Hertfordshire WD25 7GH - Single storey rear extension, conversion of garage into habitable accommodation and alterations to fenestration for Mr and Mrs Simon McGrath.

ALPC Comment: Members regret the loss of the garage. The materials used should match existing walls.

TRDC Decision: Approved
2. **15/0161/FUL** ALPC meeting 04/02/2015

99 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey side/rear extension and smooth rendering of existing house for Ms Julie Collins.

ALPC Comment: No objections

TRDC Decision: Approved
3. **15/0146/FUL** ALPC meeting 25/02/2015

Rowan Cottage Bedmond Road Bedmond Hertfordshire WD5 0QE - Single storey front extension for Mr Mike Desai.

ALPC Comment: No objections.

TRDC Decision: Approved
4. **15/0139/RSP** ALPC meeting 25/02/2015

1 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RQ - Retrospective application: Change to external rendering for Mr Donald Davey.

ALPC Comment: Members object to this retrospective application for a change to the rendering on this prominent locally listed building within Hunton Bridge conservation area. They feel the replacement surface should be a similar texture and colour to the previous pebble-dashing.

TRDC Decision: Refused

Reason: The development, by virtue of the applied bright white render with unusual detailing appears incongruous and is contextually inappropriate thereby failing to retain or enhance the historic and architectural features of the Locally Important Building. Additionally, due to the prominent location of the dwelling, the external appearance is detrimental to the visual amenity value of the streetscene and the Hunton Bridge Conservation Area (adopted 2008). No supporting evidence has been submitted to demonstrate the need to retain the render and no public benefits have been identified. As a result, the external alteration to the dwelling is unacceptable and fails to comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1 and DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Hunton Bridge Conservation Area Appraisal (adopted 2008).
5. **15/0219/FUL** ALPC meeting 25/02/2015

30 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Erection of additional detached two storey dwellinghouse with integral garage, associated landscaping with new vehicular access and parking area and replacement tree to front for Mr Graham Dalvarez.

ALPC Comment: No objections.

TRDC Decision: Approved

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6. 15/0013/LBC ALPC meeting 25/02/2015
Mansion House Farm Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Listed Building Consent: Replacement wooden and UPVC double glazed windows and doors for Mr Philip Stanbury.
ALPC Comment: Members object to this application and feel that as this is a Grade II Listed Building within the Green Belt, all the windows should be replaced with wooden frames and not uPVC at the rear.
TRDC Decision: Refused
Reason: The proposed replacement windows and doors would result in the loss of original features. No exceptional circumstances for the removal and replacement of these features of special architectural interest have been demonstrated. The proposal would result in substantial harm to, and fail to conserve or enhance the Grade II Listed Building. As such, the proposed development is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
7. 15/0248/FUL ALPC meeting 25/02/2015
43 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Construction of single storey rear extension, loft conversion including hip to gable extension, rear dormers and front rooflights and alterations to fenestration for Mr Dean Talevski.
ALPC Comment: No objections, however Members regret the loss of the garage.
TRDC Decision: Approved
8. 15/0192/FUL ALPC meeting 25/02/2015
95 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey side extension, part single, part two storey rear extension, front porch and alterations to fenestration for Mr Chris Cornes.
ALPC Comment: Members object to this application, which they feel is out of keeping and an overdevelopment of the plot, when considered together with the additional application 15/0196/PDE for a large single storey rear extension.
TRDC Decision: Approved (with amended plans)
9. 15/0302/FUL ALPC meeting 25/02/2015
Playground at Love Lane Abbots Langley Hertfordshire - Replacement multi games unit and replacement tar macadam surface for Abbots Langley Parish Council.
ALPC Comment: Noted.
TRDC Decision: Approved
10. 15/0279/FUL ALPC meeting 18/03/2015
36 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Single storey rear conservatory for Mrs E Sidaway.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 15/0362/FUL ALPC meeting 18/03/2015
Tennis Courts Leavesden Country Park North College Road Abbots Langley Hertfordshire - Resurfacing and refurbishment of tennis courts to include surfacing to create a MUGA facility, 3G pitches, replacement fencing to existing courts and extension of footpath around southern edge and erection of 8 x 10m high directional lights to court for Watford and District YMCA.

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ALPC Comment: Members have no objections to the proposals but are concerned that the lime, london plane, sycamore and oak root systems of the mature trees around the courts, which are protected by a Tree Preservation Order, are not disturbed and also that precautions are taken with regard to any possibility of hibernating bats.

TRDC Decision: Withdrawn

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Planning applications considered on 8th April 2015

Appendix B1

1. **15/0535/FUL** Valid date: 13/03/2015
Verulam Nursery Harthall Lane Kings Langley Hertfordshire HP3 8SE - Demolition of existing dwelling and outbuildings and construction of replacement dwelling with associated hardstanding and landscaping for Mr Gennaro Depiano.
No objections.
2. **15/0493/FUL** Valid date: 16/03/2015
4 Austin Villas Woodside Road Abbots Langley Watford Hertfordshire WD25 0GD - Creation of vehicular access and on-site parking for Mr C Smith.
No objections.
3. **15/0508/FUL** Valid date: 17/03/2015
Land adjacent to 35 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA - Erection of detached 3 bedroom dwelling with associated access, driveway and landscaping for Hillier Hopkins.
Members object to this cramped development which will create a terracing effect. They have concerns regarding the safety of the access/egress on the bend in the road; the gravel surface of the drive/parking area and the loss of the garage.
4. **15/0555/PDND** Valid date: 17/03/2015
Clubhouse Leavesden Country Park North College Road Abbots Langley Hertfordshire - Prior Notification of Demolition: Demolition of an existing single storey building for Mr S Sapsford.
Members have no objections to the demolition.
5. **15/0436/FUL** Valid date: 18/03/2015
53 Cheshire Drive Leavesden Hertfordshire WD25 7GP - Conversion of 53-55 Cheshire Drive from a special needs hostel to two two-bed flats and one two-bed maisonette within internal and external alterations including alterations to fenestration and subdivision of the amenity space for Origin Housing Ltd.
No objections.
6. **15/0593/FUL** Valid date: 23/03/2015
49 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - First floor side extension, first floor rear extension and part conversion of garage to habitable accommodation for Mr Ian Allan.
No objections.
7. **15/0468/FUL** Valid date: 25/03/2015
Rear Of 4,6 And 8 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Construction of two detached dwellings on land to the rear of 4 to 8 Bucknalls Lane with detached garages and associated landscaping and new access via Tudor Manor Gardens for Heathfield Homes Ltd.
Members object to this contrived and cramped backland development having concerns about the loss of privacy for the existing properties and the large number of trees to be removed (as shown on the site plan).
8. **15/0612/FUL** Valid date: 24/03/2015
40 Creasy Close Abbots Langley Hertfordshire WD5 0HS - Replacement of a garage door with a window for Mrs Gail Faulkner.
Members have no objections but regret the loss of the garage in this congested residential area.

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9. 15/0455/FUL Valid date: 25/03/2015
3 Peacock Walk Abbots Langley Hertfordshire WD5 0GP - Conversion of garage into habitable accommodation for Mr Karim Ali.
No objections but Members regret the loss of a garage in this densely developed area.
10. 15/0553/OUT Valid date: 25/03/2015
18 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Outline Application: Demolition of and use of 18 Gallows Hill Lane and land behind for residential development (all matters reserved) for Thorne Barton Estates Ltd.
Members have no objections to the demolition of the bungalow provided there is no damage to, or removal of, trees during the demolition. They feel the site is not suitable for a large residential development with regard to the access/egress on a bend onto this busy road. The trees, which make a valuable contribution to the environment, should continue to be protected and if this application is approved there must be a condition that no trees are removed without specific permission.
11. 15/0650/FUL Valid date: 27/03/2015
36 Mallard Road Abbots Langley Hertfordshire WD5 0GE - Garage conversion, single storey rear extension and alterations to fenestration for Mr Kris Read.
Members are concerned that this large extension will leave very little garden area.
12. 15/0662/LBC Valid date: 27/03/2015
4 Breakspear Place High Street Abbots Langley Hertfordshire WD5 0QF - Listed Building Consent: Internal alterations to flat to create second bedroom and installation of ventilation system for Annalene Hanlon.
No objections to the internal alterations but Members are concerned about the addition of air vents to the exterior of this listed building and that they should blend in and not alter or spoil the visual appearance of the facade.
13. 15/0663/FUL Valid date: 30/03/2015
39 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - New detached dwelling with associated works for Watford Property Co.
Members object to this contrived development having concerns with regard to a narrow footway being the only access. Irrespective of the Highways and Transport Note submitted, they feel there is insufficient on-street parking available in the area to accommodate the needs of a new 3 bedroomed property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.