

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 27st May 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Sara Bedford
Councillors: Councillor Liz Burns
Councillor Alex Michaels
Councillor Owen Roe
Councillor Leslie Proctor (non-committee member)
Officers: Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

28. Apologies for absence

There were no apologies for absence.

29. Declarations of interest

Councillor Sara Bedford declared an interest as a governor of Abbots Langley Primary School and a member of Hertfordshire County Council in agenda item 6, Planning Applications received from Three Rivers District Council, application 2. 15/0824/HCR3.

30. Public participation

Mr Thomas Mullen, 8 Merlin Way, Leavesden, attended the meeting and signed in to speak on Item 5, Appendix B1, planning application 15/0787/FUL.

31. To confirm the Minutes of the previous meetings

It was proposed by Councillor Owen Roe, seconded by Councillor Sara Bedford and **RESOLVED** that the minutes of the meetings held on 18th March and 8th and 29th April 2015, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

32. Planning Decisions from Three Rivers District Council

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

33. 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.

Councillor Sara Bedford left the chambers for the discussion on application 15/0824/HCR3 having previously declared an interest.

Mr Mullen spoke against application 15/0787/FUL - 10 Merlin Way, Leavesden. Mr Mullen, who lives in the neighbouring property, explained his objections to the very large two storey extension which will block the natural light and views from his living rooms on both the ground and first floors of his townhouse.

34. Three Rivers District Council - Planning Committee

Councillor Owen Roe will attend the meeting scheduled for 18th June 2015.

35. Highways and Transport Matters

Members noted the proposed closures of Gallows Hill Lane and St. Albans Lane.

36. Correspondence

Members noted the reply from the Licensing Officer at Three Rivers District Council with regard to the premises licence for the supply of alcohol at the Co-Operative, Abbotswood Park, Leavesden. They agreed that the opening times of 06.00 -23.00 every day of the week are inappropriate for a Sunday which should be restricted to 08.00 to 21.00 hours.

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The meeting closed at 9.17 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 27th May 2015

Appendix A1

1. **15/0431/RSP** ALPC meeting 18/03/2015

56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Part Retrospective: Retention of livestock building with reduced ridge height and as part of a smallholding for Mrs Elaine Ferrazano.

ALPC Comment: Members object to this retrospective application considering it to be overdevelopment in the green belt, with the new outbuilding/barn considerably larger than the original, even with this proposed reduction in height. They are concerned about the impact on the neighbours due to the increase in overall size and height and feel a condition should be made that the building is used solely for livestock and not residential accommodation.

TRDC Decision: Approved with Conditions - See TRDC Planning Online
2. **15/0535/FUL** ALPC meeting 08/04/2015

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.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **15/0493/FUL** ALPC meeting 08/04/2015

4 Austin Villas Woodside Road Abbots Langley Watford Hertfordshire WD25 0GD - Creation of vehicular access and on-site parking for Mr C Smith.

ALPC Comment: No objections.

TRDC Decision: Approved
4. **15/0508/FUL** ALPC meeting 08/04/2015

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.

ALPC Comment: 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.

TRDC Decision: Approved with Conditions - See TRDC Planning Online
5. **15/0436/FUL** ALPC meeting 08/04/2015

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..

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 27th May 2015

Appendix B1

1. 15/0786/FUL Valid date: 22/04/2015
65 Toms Lane Kings Langley Hertfordshire WD4 8NJ - Demolition of existing bungalow and erection of detached bungalow with integral garage including alterations to land levels and associated parking and landscaping for Mr And Mrs J Cornell.
No objection.
2. 15/0824/HCR3 Valid date: 23/04/2015
Councillor Sara Bedford, having previously declared an interest, min. 29 refers, left the room for the discussion on this application.
Abbots Langley Primary School Parsonage Close Abbots Langley Hertfordshire WD5 0BQ - Herts County Council Regulation 3 Application: Installation of new bay modular classroom and creation of four additional car parking spaces for Mrs Jacqueline Nixon.
No objection to the development. But members were concerned about the negative impact this would have on an area that is already congested at the beginning and end of the school day.
3. 15/0709/FUL Valid date: 21/04/2015
67A Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Demolition of existing single storey side extension and garage, subdivision of the plot and erection of a new detached two storey dwelling with accommodation in roofspace served by dormers and rooflights and creation of new vehicular access and parking to serve No.67A for Mr Steve Toms.
No objection but members have concerns that the gap between the properties is not in line with current regulations. No dimensions apparent on plans. Plans also appear not to reflect the existing property which has had recent works undertaken.
4. 15/0814/FUL Valid date: 23/04/2015
38 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EB - Demolition of existing porch and erection of new porch; new single and two storey rear extension with patio for Ms Katherine & Mr Trevor Brooks & Webb.
No objection.
5. 15/0787/FUL Valid date: 23/04/2015
10 Merlin Way Leavesden Hertfordshire WD25 7GJ - Part single, part two storey rear extension for Mr Sanjeeb Airy.
Members object to the scale and extent of the two storey extension. It is considered that it is out of keeping with other properties on the development and that it will have a significant impact on neighbours, in particular no. 8 (townhouse) which has living accommodation on the ground and first floor to the rear.
6. 15/0646/FUL Valid date: 27/04/2015
Berry Bushes Farm Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RW - Two storey side extension, new entrance door with external canopy, internal alterations and alterations to fenestration for Mr A Crawley.
No objection.
7. 15/0840/FUL Valid date: 27/04/2015
94 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Single storey side infill extension to connect detached garage to dwelling, single storey front and side

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extension, part two storey and part first floor side extension over existing garage and conversion of garage for Mrs Mena Loia.

No objection.

8. 15/0815/FUL Valid date: 01/05/2015
16 Church Hill Bedmond Abbots Langley WD5 0RN - Alterations to frontage to create parking spaces and creation of vehicular access for Mr And Mrs Robert Harman.
Members object to the loss of tree cover and vegetation on land which is in public ownership to the front of the proposed development.
9. 15/0714/FUL Valid date: 05/05/2015
Land Adjacent Little Kenwood Harthall Lane Kings Langley Hertfordshire - Construction of open sided barn for hay/straw storage with associated vehicle access, hardstanding and erection of gate for Mr Dan Shelley.
No objection.
10. 15/0855/FUL Valid date: 05/05/2015
102 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Single storey rear extension with raised platform to rear and replacement outbuilding for Ms Susan Klapa.
No objection.
11. 15/0790/FUL Valid date: 06/05/2015
62 The Crescent Abbots Langley Hertfordshire WD5 0DS - First floor side and rear extension and rebuilding of front porch for Mr James Nolan.
No objection.
12. 15/0911/FUL Valid date: 08/05/2015
62 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side and single storey side and rear extensions for Mr A Forbes.
No objection. Although members were concerned about the lack of provision of two car parking spaces for a three bedroom property.
13. 15/0887/FUL Valid date: 07/05/2015
101 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - First floor side and single storey rear extension for Mr And Mrs A Bartlett.
Members are concerned about the visual intrusion from the two story side extension and the impact this will have on neighbours.
14. 15/0905/FUL Valid date: 12/05/2015
25 Gallows Hill Abbots Langley Hertfordshire WD4 8PG - Raised deck and patio to rear for Mr L Giles.
No objection.
15. 15/0819/FUL Valid date: 11/05/2015
6 Parnell Close Abbots Langley Hertfordshire WD5 0DZ - Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane for Ms Stacey Brown.
Members seek confirmation that the amenity space has always been attached to flat 5/6, or has it previously been open to all flats? Additional vehicular traffic will cause problems in Love Lane which is narrow and without passing places.

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16. 15/0912/FUL Valid date: 11/05/2015
20 Arundel Road Abbots Langley Hertfordshire WD5 0TP - Single storey rear extension for Mrs O'Shea.
No objection.
17. 15/0955/FUL Valid date: 12/05/2015
60 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Proposed first floor side extension and conversion of garage for Mr Zafer Karakus.
No objection.
18. 15/0854/FUL Valid date: 13/05/2015
11 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey side extension and conversion of garage into habitable accommodation for Mrs Annie Downes.
No objection, although members are concerned about the loss of garage parking.