

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 10<sup>th</sup> June 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Sara Bedford

Councillors: Councillor Liz Burns  
Councillor Owen Roe

Officers: Tim Perkins - Clerk to the Council

The meeting opened at 7:35 pm.

**37. Apologies for absence**

Apologies were received, accepted and recorded from Councillor Alex Michaels (work commitment).

**38. Declarations of interest**

There were no declarations of interest.

**39. Public participation**

No members of the public had expressed an interest in addressing the committee.

**40. Planning Decisions from Three Rivers District Council**

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

**41. 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.

**42. Hertfordshire County Council Sensitive Street Review**

This item was not included on the agenda but the Chairman decided to give consideration to the consultation due to the closure date, which would not permit discussion at a later meeting. (Standing Orders 14 and 16d refer.)

Members noted the consultation and decided not to comment.

The meeting closed at 8:26 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 10<sup>th</sup> June 2015

#### Appendix A1

1. **15/0593/FUL** **ALPC meeting 08/04/2015**

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
2. **15/0612/FUL** **ALPC meeting 08/04/2015**

40 Creasy Close Abbots Langley Hertfordshire WD5 0HS - Replacement of a garage door with a window for Mrs Gail Faulkner.

**ALPC Comment:** Members have no objections but regret the loss of the garage in this congested residential area.

**TRDC Decision:** Approved
3. **15/0455/FUL** **ALPC meeting 08/04/2015**

3 Peacock Walk Abbots Langley Hertfordshire WD5 0GP - Conversion of garage into habitable accommodation for Mr Karim Ali.

**ALPC Comment:** No objections but Members regret the loss of a garage in this densely developed area.

**TRDC Decision:** Approved
4. **15/0662/LBC** **ALPC meeting 08/04/2015**

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.

**ALPC Comment:** 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.

**TRDC Decision:** Refused

**Reason:** The proposed replacement of the internal walls 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 proposed 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.
5. **15/0663/FUL** **ALPC meeting 08/04/2015**

39 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - New detached dwelling with associated works for Watford Property Co.

**ALPC Comment:** 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.

**TRDC Decision:** Refused

## Abbots Langley Parish Council

**Reasons:** (1) The proposed development by virtue of its siting and layout would result in an incongruous and contrived feature that would fail to respect the existing established building lines within this part of Summerhouse Way and would be out of character with the immediate area and detrimental to the visual amenities of the street scene. As such the proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

(2) The proposed development would fail to provide any on-site parking provision in connection with the proposed development and would place additional pressure on the existing parking provision serving the area which would lead to conditions prejudicial to highway safety and the free flow of traffic. As such, the proposal would be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

6. **15/0569/FUL** ALPC meeting 29/04/2015  
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Infill extension of existing porch and construction of canopy porch for Ms J Fairfield.  
**ALPC Comment:** Members have no objections to a porch but feel this proposal is excessively deep and projects too far beyond the current building line.  
**TRDC Decision:** Approved
7. **15/0589/FUL** ALPC meeting 29/04/2015  
1-31 Tanners Wood Court Oak Green Abbots Langley Hertfordshire WD5 0PW - Replacement windows for Thrive Homes.  
**ALPC Comment:** No objections providing the replacement frames are brown in colour to match those existing.  
**TRDC Decision:** Approved
8. **15/0670/FUL** ALPC meeting 29/04/2015  
Unit 6 Kingley Park Station Road Kings Langley Hertfordshire WD4 8GW - Erection of steel storage shed to front yard for Projects and Print.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. **15/0699/FUL** ALPC meeting 29/04/2015  
44 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Construction of single storey rear extension and two storey side/rear extension with Juliet balcony to rear for Mrs Sarah Oreilly.  
**ALPC Comment:** No objections, however Members regret the loss of the garage.  
**TRDC Decision:** Approved
10. **15/0592/FUL** ALPC meeting 29/04/2015  
1 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey rear extension, addition of door to front porch, conversion of garage into gym/playroom and addition of trellis to garden wall for Mr Dipak Kotecha.  
**ALPC Comment:** No objections providing there is a condition that the brick wall remains at it's existing height and is not increased at a later date. Members regret the loss of the garage.  
**TRDC Decision:** Approved
11. **15/0708/RSP** ALPC meeting 29/04/2015  
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Retrospective: Window details for Mr Lewis.

## Abbots Langley Parish Council

**ALPC Comment:** Members expressed concerns that this is yet another retrospective application for amendments to previous plans for alterations to the original bungalow which is now unrecognisable, out of character and unsympathetic with the area.

**TRDC Decision:** Approved

### 12. 15/0603/RSP

ALPC meeting 29/04/2015

26 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Single storey rear extension for Mr Anthony Watling.

**ALPC Comment:** Members have no grounds to object.

**TRDC Decision:** Approved

### 13. 15/0656/FUL

ALPC meeting 29/04/2015

Shafford Cottages Lower Road Nash Mills Hertfordshire HP3 8RT - Two storey front infill extension and single storey rear extension for Mrs Natasha Wilmot.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

### 14. 15/0718/FUL

ALPC meeting 29/04/2015

85 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Demolition of existing conservatory and garage, construction of two storey side extension and single storey front and rear extension for Mr Mark Wallace.

**ALPC Comment:** Members regret the loss of the garage.

**TRDC Decision:** Approved

### 15. 15/0702/FUL

ALPC meeting 10/06/2015

79 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension, alterations to fenestration and internal alterations for Mr J Wood.

**ALPC Comment:** Application not considered by Parish Council prior to District Council decision.

**TRDC Decision:** Approved

Abbots Langley Parish Council

Planning applications considered on 10<sup>th</sup> June 2015

Appendix B1

1. **15/0894/FUL** Valid date: 14/05/2015  
35 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QA - Two storey rear extension and single storey side/rear extension with lower ground floor level and raised terrace to rear and conversion of garage into habitable accommodation for Mr Dean Tuhey.  
**No objections.**
2. **15/0989/FUL** Valid date: 18/05/2015  
7 Helston Place Abbots Langley Hertfordshire WD5 0NB - Proposed first floor side and ground floor front and rear extensions, alterations to roof of existing single storey rear projection, garage conversion and associated alterations for Mr And Mrs T Frederick.  
**No objections.**
3. **15/0943/FUL** Valid date: 14/05/2015  
1 Bateson Drive Leavesden Hertfordshire WD25 7ND - Change of use of detached garage to habitable accommodation and alterations to fenestration for Mr Vishal Jain.  
**Members were concerned about the loss of two garage parking spaces on a corner property located at a key access junction to the development.**
4. **15/0876/FUL** Valid date: 19/05/2015  
56B The Crescent Abbots Langley Hertfordshire WD5 0DS - Alterations to existing conservatory and construction of single storey side extension for Mr & Mrs D Poulter.  
**No objections.**
5. **15/0948/RSP** Valid date: 19/05/2015  
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Retrospective: Retention of front boundary gates, brick piers and access for Mr R Lewis.  
**Members are concerned about the location of the gates which will require users to park on the road to open the gates (or wait if electrically controlled) as this will cause an obstruction at an already congested junction with a classified "C" road.**  
**If approved the gates should be located at least one car length into the property.**
6. **15/1056/FUL** Valid date: 21/05/2015  
2 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Part single, part two storey rear extension, first floor side extension and internal alterations for Mr Paul Dixon.  
**No objections.**
7. **15/1026/FUL** Valid date: 26/05/2015  
Land Adjacent To Woodside Road Abbots Langley Hertfordshire - Construction of 95 houses and flats and associated works to include provision of access and access to adjoining land to facilitate erection of a primary school; provision of associated infrastructure including a foul water pumping station and substation; and provision of open space including an equipped play area for Taylor Wimpey Strategic Land.

Abbots Langley Parish Council

Members declined to revisit the considerable discussion that has previously taken place on this proposed developments inclusion in the local plan.

Members objected to the development for the following reasons:

- The effect on the amenity of existing residents in Orchard Avenue and Woodside Road.
- The significant increase of traffic on Woodside Road, which is currently effectively reduced to single lane operation due to residents street parking. The road is heavily used throughout the day but particularly during commuter and school times due to the proximity of Parmiter's and St Michael's Catholic High School.
- Lack of clarity in the proposals on the location of pedestrian crossings and associated tarmacked footpaths.

8. 15/1107/FUL

Valid date: 28/05/2015

21 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey rear extension for Mr P Armstrong.

**No objections.**

9. 15/0952/FUL

Valid date: 02/06/2015

18 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey side and rear extension for Mr Craig Endemi.

**No objections.**

10. 15/0853/FUL

Valid date: 01/06/2015

41 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Loft conversion including rear dormer and front rooflights for Mrs Hima Chandrashekar.

**No objections.**

11. 15/0963/FUL

Valid date: 29/05/2015

Kingswood Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Two storey rear extension and loft conversion including the insertion of dormers to side elevations for Mr A Hope.

**No objections.**