

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 1stth July 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 Liz Burns Councillor Alex Michaels Councillor Leslie Proctor
Officers:	Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

65. Apologies for absence

There were no apologies for absence.

66. Declarations of interest

Councillor Owen Roe declared a prejudicial interest in application 15/1174/FUL and left the chamber when the application was discussed.

67. Public participation

Planning Application 15/1174/FUL (25 & 27 Manor House Gardens).

Mr Glynn Johnson, 29 Manor House Gardens, spoke against the application, citing the overbearing nature of the proposed development and the impact that it will have on the amenity of his neighbouring property.

Mr Philip Laing, 25 Manor House Gardens, spoke in favour of the application, citing the amendments made to the initial application (withdrawn) to ensure sight lines and the extent of the development complied with current best practice and regulations.

68. Election of Committee Vice-Chairman

It was proposed by Councillor David Major, seconded by Councillor Liz Burns and **RESOLVED** that Councillor Owen Roe be elected Committee Vice-Chairman for the municipal year 2015-2016.

69. To confirm the Minutes of the previous meeting

It was proposed by Councillor Liz Burns, seconded by Councillor Leslie Proctor and **RESOLVED** that the minutes of the meeting held on 27th May and 10th June 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.

70. Planning Decisions from Three Rivers District Council

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

71. 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.

72. Three Rivers District Council Planning Committee

Councillor Liz Burns will attend the meeting scheduled for 16th July 2015.

Councillor Owen Roe will attend the meeting scheduled for 20th August 2015.

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73. Highways and Transport Matters

Members noted the following notices from Hertfordshire County Council.

- Bell Lane, Bedmond will be closed for resurfacing for five days between 6th July 2015 and 6th January 2016. (HCC notice dated 19th June 2015)
- Proposal to increase the speed limit on Old Mill Road from 30 mph to 40 mph for apx 335 metres west of the junction with Watford Road (A41). (HCC notice dated 29th June 2015)

The meeting closed at 8.17 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 1st July 2015

Appendix A1

1. **15/0199/RSP** ALPC meeting 25/02/2015
Kings Langley Station Car Park Station Road Kings Langley Hertfordshire - Retention of existing demountable car park with associated external lighting for London Midland.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **15/0590/ADV** ALPC meeting 29/04/2015
The Co-Operative Food 7 Cunningham Way Leavesden Hertfordshire WD25 7NG - Erection of internally and externally illuminated signage for Mr David Bowels.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **15/0776/FUL** ALPC meeting 29/04/2015
High Elms Cottages 6 Woodside Road Abbots Langley Hertfordshire WD25 0LA - Part single storey, part two storey rear extension, single storey side porch extension and alterations to frontage to create on-site parking provision and creation of new vehicular access for Mr Narayan Koimuttam.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **15/0734/FUL** ALPC meeting 29/04/2015
6 Lysander Way Abbots Langley Hertfordshire WD5 0TN - Single storey rear extension and replacement window and doors for Miss R Karia.
ALPC Comment: Members would prefer brown windows in line with the prevailing street scene and style of property.
TRDC Decision: Approved
5. **15/0630/FUL** ALPC meeting 29/04/2015
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate six residential park homes for Haulfryn Group Ltd.
ALPC Comment: Members have concerns about the loss of parking for existing residents and visitors.
TRDC Decision: Refused
Reasons:
 1. The proposed development would result in a greater impact on the openness of the Green Belt and would constitute inappropriate development within the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and the impact of the development and the proposal is contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
 2. The proposed development, by virtue of the loss of parking, would fail to provide sufficient parking spaces to serve existing residents of High View Caravan Park to the detriment of the amenity of existing residents. The proposed development would also fail to provide a safe and adequate means of access to the proposed retained parking area. The proposed development would therefore be contrary to Policy CP10 of the Core Strategy (adopted October 2011) and Policy

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DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

3. The proposed change of use of land, by virtue of the siting of the proposed caravans close to the rear boundaries of properties in Toms Lane, would result in an imposing feature and would detract from the privacy of those properties. The proposed development would therefore result in demonstrable harm to the residential amenities of occupiers of neighbouring properties in Toms Lane contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

6. 15/0786/FUL

ALPC meeting 27/05/2015

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.

ALPC Comment: No objections.

TRDC Decision: Approved

7. 15/0709/FUL

ALPC meeting 27/05/2015

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.

ALPC Comment: 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.

TRDC Decision: Approved

8. 15/0814/FUL

ALPC meeting 27/05/2015

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.

ALPC Comment: No objections.

TRDC Decision: Approved

9. 15/0787/FUL

ALPC meeting 27/05/2015

10 Merlin Way Leavesden Hertfordshire WD25 7GJ - Part single, part two storey rear extension for Mr Sanjeeb Airy.

ALPC Comment: 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 significant impact on neighbours, in particular no. 8 (townhouse) which has living accommodation on the ground and first floor to the rear.

TRDC Decision: Approved

10. 15/0840/FUL

ALPC meeting 27/05/2015

94 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Single storey side infill extension to connect detached garage to dwelling, single storey front and side extension, part two storey and part first floor side extension over existing garage and conversion of garage for Mrs Mena Loia.

ALPC Comment: No objections.

TRDC Decision: Approved

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11. 15/0911/FUL

ALPC meeting 27/05/2015

62 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side and single storey side and rear extensions for Mr A Forbes.

ALPC Comment: No objection although Members were concerned about the lack of provision of two parking spaces for a three bedroom property.

TRDC Decision: Approved

12. 15/0955/FUL

ALPC meeting 27/05/2015

60 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Proposed first floor side extension and conversion of garage for Mr Zafer Karakus.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 1st July 2015

Appendix B1

1. 15/1135/FUL Valid date: 08/06/2015
12 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Single storey rear and side extension incorporating integral garage for Mr Brian Smith.
No objection.
2. 15/1157/CLED Valid date: 08/06/2015
Brookdell Yard St Albans Road Garston Watford Hertfordshire WD2 7NB - Certificate of Lawfulness Existing Use: Use of site and workshop building for motor vehicle repair and maintenance for coaches, buses, Heavy Goods Vehicles (HGVs) and Public Service Vehicles (PSVs) and parking and storage of coaches, buses, HGVs and PSVs by more than one operator (contrary to condition 8 of planning permission 03/1635/FUL which requires use of the site solely by a single operator as a coach repair workshop for coaches stored and operated at this site with associated parking) for Mr Kevin Crawford.
No objection.
3. 15/1100/FUL Valid date: 05/06/2015
85 Breakspere Road Abbots Langley Hertfordshire WD5 0ER - Part single storey, part two storey rear extension for Ms Coleen Andrews.
No objection, subject to the owner having rights of access, which were not clear in the application, to the proposed car parking area at the rear of the property.
4. 15/1169/FUL Valid date: 09/06/2015
3 Margaret Close Abbots Langley Hertfordshire WD5 0NN - Single storey rear extension and internal alterations for Mr Mick Kaye.
No objection.
5. 15/1174/FUL Valid date: 10/06/2015
25 & 27 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Two storey rear extensions to No's 25 and 27 Manor House Gardens for Mr Phil and Andrew Laing and Mitchell.
No objection.
6. 15/1172/FUL Valid date: 15/06/2015
1 Wadham Road Abbots Langley Hertfordshire WD5 0NH - Single storey rear extension for Mr and Mrs S Smith.
No objection.
7. 15/1213/FUL Valid date: 18/06/2015
155 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Single storey rear extension and raised rear terrace for Mr T Lee.
No objection.