

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 14th October 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

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| Chairman: | Councillor David Major |
| Vice-Chairman | Councillor Owen Roe |
| Councillors: | Councillor Jean Bowman Councillor Liz Burns Councillor Alex Michaels Councillor Leslie Proctor |
| Officers: | Janet Pearce - Planning and Meetings Officer |

The meeting opened at 7:30 pm.

172. Apologies for absence

There were no apologies for absence.

173. Declarations of interest

There were no declarations of interest.

174. Public participation

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

175. Planning Decisions from Three Rivers District Council

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

176. 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.

177. Consultations - Hertfordshire Transport Vision 2050

Members discussed the above consultation and agreed that due to the far reaching and long term effects for the future of transport within Hertfordshire, it should be referred to full council for a wider view.

178. Three Rivers Highways Locality Meeting

Members noted the date of the next meeting on 26th October to which Councillors David Major and Liz Burns volunteered to attend.

179. Highways and Transport Matters

Members support the proposal to introduce no waiting at any time restrictions in Old Mill Road, Hunton Bridge. They also felt this should be extended beyond the property called The Boat House, to include part of the road at its northern end from The Maltings to the roundabout at Bridge Road/Hunton Bridge Hill, on the eastern side.

180. Correspondence

Members noted the Section 215 notice in respect of 48 Bucknalls Lane, Garston.

The meeting closed at 8.35 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 14th October 2015

Appendix A1

1. **15/1559/FUL** ALPC meeting 12/08/2015
47 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Demolition of existing rear conservatory and construction of single storey rear extensions and loft conversion including rear dormer and rooflights for Mr Sean Musk.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **15/1555/FUL** ALPC meeting 12/08/2015
27 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - Single storey rear extension and extension to raised terrace to rear for Mr And Mrs Theakston.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **15/1517/FUL** ALPC meeting 12/08/2015
5 Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RU - First floor rear extension and internal alterations for Mr D James.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **15/1589/RSP** ALPC meeting 12/08/2015
Land Adjacent Lakeview Railway Terrace Kings Langley Hertfordshire -
Retrospective: Use of existing hardstanding area for car parking and use of existing building for storage for Gade Group.
ALPC Comment: Members have concerns about roadside parking for residents and have no objections providing permission is granted for a temporary period of say five years.
TRDC Decision: Approved
5. **15/1597/FUL** ALPC meeting 02/09/2015
343 Toms Lane Kings Langley Hertfordshire WD5 0RA - Single storey rear conservatory for Mr N Patel.
ALPC Comment: Members object to this application for a property situated in the green belt which has already been extended by well over 40% of the original footprint. They also have concerns about overlooking of neighbouring properties. 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
Reasons:
 1. The proposed single storey rear conservatory, together with existing extension, would result in disproportionate additions over and above the original dwelling which would constitute an inappropriate form of development within the Metropolitan Green Belt. No very special circumstances have been presented which would outweigh the harm of the development by virtue of inappropriateness. The proposal is therefore contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
 2. The proposed single storey rear conservatory by reason of its siting, design and projection beyond existing extensions would result in a visually prominent, imposing and overbearing form of development which would be detrimental to the residential amenities of occupiers of the neighbouring property No 345 Toms Lane.

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This 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).

6. **15/1676/FUL** ALPC meeting 02/09/2015
8 Popes Road Abbots Langley Hertfordshire WD5 0EY - Single storey front and rear extensions and conversion of garage into habitable accommodation for Mr and Mrs D Cooper.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **15/1564/FUL** ALPC meeting 02/09/2015
11 The Limes Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8FJ - Single storey rear conservatory for Mrs Helen Hale.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 14th October 2015

Appendix B1

1. 15/1772/FUL Valid date: 16/09/2015
19 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey rear extension for Mr and Mrs Watts.
No objections.
2. 15/1890/FUL Valid date: 21/09/2015
Leavesden Country Park North College Road Abbots Langley Hertfordshire WD5 0GE - 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.
Members support this application which will benefit the community 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 adequate protection is a condition of any approval.
3. 15/1797/FUL Valid date: 25/09/2015
51 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Construction of first floor side extension, side garage/carport and detached carport to front of dwelling for Mr M Wong.
Members have no objection to the side extension but do object to the carport to the front which extends beyond the building line, is inappropriate in this vicinity and would appear intrusive on the street scene.
4. 15/1938/FUL Valid date: 28/09/2015
79 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side extension for Mrs Jemma Martin.
No objections. Members note the public objections to the previous withdrawn application which were unavailable at that time.
5. 15/1788/LBC Valid date: 22/09/2015
Mansion House Farm, 1 Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Listed Building Consent: Replacement windows and doors for Mr Philip Stanbury.
No objections.
6. 15/1977/FUL Valid date: 29/09/2015
89 Breakspere Road Abbots Langley Hertfordshire WD5 0ER - Part single, part two storey rear extension for Mr D Bailey.
No objections.
7. 15/1994/PDA Valid date: 01/10/2015
Barn at Highland Farm Hyde Lane Nash Mills Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works for Mr Kennealy.
Members object to this application, being an inappropriate form of development in the green belt, which, despite the presumption for conversion, they feel will do nothing to enhance the area.
8. 15/1686/FUL Valid date: 01/10/2015
White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Entrance porch and extension to basement level for Mr James Perris.
No objections.

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9. 15/1687/LBC

Valid date: 01/10/2015

White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Listed Building Consent: Entrance porch and extension to basement level for Mr James Perris.

No objections.

10. 15/1731/FUL

Valid date: 28/09/2015

31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Two storey side extension, two storey rear extension, loft conversion including front and rear dormers and construction of front porches and subdivision to create two three bedroom dwellings for Mr D Walker.

Members object to this contrived, overdevelopment of the site which, with no provision for cars, will exacerbate the parking problems in this already crowded vicinity. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

11. 15/1967/FUL

Valid date: 02/10/2015

112 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Demolition of garage and outbuilding and construction of two storey side extension to provide annexe; replacement and conversion of main roof to provide second floor accommodation including increase in ridge height, dormers and rooflights; provision of photovoltaic panels; and alterations to landscaping including additional hardstanding to frontage for Mr Dalton Exley.

No objections. Members expressed some concerns about just two parking spaces for a six bedroom property.