

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 25th November 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:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

252. Apologies for absence

There were no apologies for absence.

253. Declarations of interest

There were no declarations of interest.

254. Public participation

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

255. 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 meetings held on 23rd September and 14th October 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.

256. Planning Decisions from Three Rivers District Council

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

257. 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.

258. Three Rivers District Council - Planning Committee

- i. Councillor Liz Burns attended the meeting held on 19th November 2015 and reported on planning applications:-
15/1890/FUL - Refurbishment of MUGA facility at Leavesden Country Park: activities to cease at 10pm; no construction traffic in Linnet Road and to be for the use of local residents only.
15/1026/FUL - Land adjacent to Woodside Road, Abbots Langley: approval delegated to DCES to grant planning permission subject to completion of Section 106 and conditions as previously agreed.
- ii. Councillor Liz Burns will attend the next meeting of the above committee on 10th December 2015.

259. Notice Board at Abbotswood Park

Members discussed the proposals for the new board and agreed on the style and location, but as there are insufficient funds to cover the cost remaining in this year's budget, which will now be used towards the litter bin replacement project in the conservation area, with the notice board to be purchased in the next financial year.

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260. Budget 2016-2017

Members discussed the current projects for which this committee has responsibility and agreed their proposals for the next financial year. £3,500 should be allocated to Notice Boards; for Abbotswood (minute 259) and a sign to commemorate the birthplace of Pope Adrian IV at Bedmond. Two new benches to be purchased for Kitters Green at the cost of approximately £2,000 which will complete the replacement of benches (conservation area) with the remaining £3,000 to be divided and moved to the conservation area bins replacement programme and the notice boards (£1,500 for each).

Due to the high costs of replacement litter bins it was agreed that further investigations should be made and the subject added to the next agenda.

The Chairman reported that he had received a compliment from a member of the public, regarding the new benches in the High Street, who felt they were a great improvement.

261. Highways and Transport Matters

Members support the Order under the Road Traffic Regulation Act 1984 to extend the 30mph restricted road status on part of Hyde Lane, Abbots Langley. The Order will come into effect on Thursday 31st December 2015.

262. Appeals

Members noted the following appeals against the refusal of planning permission:

- i. 15/0663/FUL - 39 Summerhouse Way, Abbots Langley - New detached dwelling with associated works. Appeal ref: APP/P1940/W/15/3132135.
- ii. 15/1408/FUL - 18 Hilltop Road, Kings Langley - Extension of roof and conversion of roof level to provide habitable accommodation including addition of front and rear rooflights and conversion of garage into habitable accommodation. Appeal ref: APP/P1940/D/15/3136905.
- iii. 14/2495/FUL - 18 Gallows Hill Lane, Abbots Langley - Demolition of 18 Gallows Hill Lane and construction of four detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access. Appeal ref: APP/P1940/W/15/3027445.

The meeting closed at 8.48 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 25th November 2015

Appendix A1

1. **15/1841/FUL** ALPC meeting 23/09/2015
34 Breakspere Road Abbots Langley Hertfordshire WD5 0EP - Demolition of existing conservatory and construction of single storey rear extension for Mr Dan Szelazek.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **15/1831/FUL** ALPC meeting 23/09/2015
61 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Two storey side and rear extension and single storey front and side extensions and extension to raised patio to rear for Mr Chris Slater.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **15/1830/PDD** ALPC meeting 23/09/2015
1A Langley Road Abbots Langley Hertfordshire WD5 0EH - Prior Approval: Change of use of building from storage (Class B8) and distribution to residential (Class C3) for Mr G Sewell.
ALPC Comment: Members feel they have no grounds to object.
TRDC Decision: Approved
4. **15/1772/FUL** ALPC meeting 14/10/2015
19 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey rear extension for Mr and Mrs Watts.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed development when viewed in connection with the previous extensions would result in a disproportionate addition over and above the original building and by reason of its bulk and massing would lead to an increase to the prominence of the building within the Green Belt. No very special circumstances exist to outweigh the harm of the development by virtue of the disproportionate addition to the Green Belt. The proposal would therefore be 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.
5. **15/1788/LBC** ALPC meeting 14/10/2015
Mansion House Farm, 1 Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Listed Building Consent: Replacement windows and doors for Mr Philip Stanbury.
ALPC Comment: No objections.
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 would 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.

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Planning applications considered on 25th November 2015

Appendix B1

1. **15/1998/FUL** Valid date: 29/10/2015
8 Wander Wharf Kings Langley Hertfordshire WD4 8SL - Replacement windows and doors within rear elevation for Mrs S Selby.
No objections.
2. **15/2203/FUL** Valid date: 02/11/2015
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Replacement outbuilding for use as residential annexe for Mr Clifford Phillips.
No objections but the annexe must remain as ancillary accommodation, subordinate to the main dwelling.
3. **15/2139/FUL** Valid date: 02/11/2015
67 Summerhouse Way Abbots Langley Hertfordshire WD5 0DX - Single storey rear extension, raised terrace to rear and alterations to fenestration for Ms F Siddiqui-Charlick.
No objections.
4. **15/2160/FUL** Valid date: 03/11/2015
23 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Demolition of conservatory and erection of single storey rear extension for Mr and Mrs Quick.
No objections.
5. **15/2106/FUL** Valid date: 30/10/2015
20 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Conversion of garage into habitable accommodation, front porch and alterations to fenestration for Mr Andrew Griffin.
No objections.
6. **15/2229/PDNT** Valid date: 03/11/2015
Land At Gypsy Lane Langleybury Kings Langley WD4 8PS Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Replacement 15m high mast with associated works for EE Ltd And Hutchinson 3G UK Ltd.
No objections.
7. **15/1872/FUL** Valid date: 03/11/2015
Parkview Bucknalls Close Garston Hertfordshire WD25 9NF - Demolition of 8 and 8a Bucknalls Close and extension of Parkview to provide 6 Houses of Multiple Occupation (HMOs) and increased accommodation to existing flats for Cobalt Property Management.
No objections.
8. **15/2208/RSP** Valid date: 09/11/2015
58 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Single storey side extension for Miss K Marshall.
Members are concerned about the appearance of the flat roof to the extension and feel it should slope to be in keeping with the existing house.
9. **15/2262/FUL** Valid date: 12/11/2015
71 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey front and side extension for Mrs Baughan.
No objections.

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10. 15/2165/CLED

Valid date: 10/11/2015

Bedmond Hill House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SF - Certificate of Lawfulness Existing Use: Sui Generis use of site for trading of hard woods, plants, trees and fruit trees, fire woods, chippings and mulch, sown wood posts and planks, home made produce, honey, jam, marmalade, dry fruits and wines for Mr Claudio Guglielmucci.

No objections.

11. 15/2269/FUL

Valid date: 13/11/2015

Trotsdem Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GW - The formation of a vehicular field access off Chequers Lane to serve both the agricultural land and Trotsdem and stopping up of existing access serving Trotsdem for Mr and Mrs Surridge.

No objections.