

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 13<sup>th</sup> January 2016 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

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**313. Apologies for absence**

Apologies were received, accepted and recorded from Councillors Alex Michaels (work commitment) and Leslie Proctor (unavailable).

**314. Declarations of interest**

Councillor Owen Roe declared an interest in planning application 15/2607/FUL, as he knows the family and he took no part in the discussions on this application.

**315. Public participation**

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

**316. To confirm the Minutes of the previous meeting**

It was proposed by Councillor Liz Burns, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 4<sup>th</sup> and 25<sup>th</sup> November; 9<sup>th</sup> and 22<sup>nd</sup> December 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.

**317. Meetings Calendar 2016-2017**

Members agreed the amendment to move the meeting scheduled for 25<sup>th</sup> May back to 18<sup>th</sup> May 2016.

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

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

**319. 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.

**320. Three Rivers District Council - Planning Committee**

Councillor Jean Bowman will attend the meeting on 21<sup>st</sup> January and Councillor Liz Burns will attend the next one on 25<sup>th</sup> February 2016.

**321. Consultations**

Members discussed the consultation on the Watford Local Plan Part 2 and agreed their comments to be submitted.

**322. Hertfordshire County Council - Hertfordshire Waste Local Plan**

Members noted that on 10<sup>th</sup> November 2015 the County Council adopted the Waste Local Plan, Employment Land Areas of Search, Supplementary Planning Document.

The meeting closed at 8.48 pm.

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

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

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Planning applications decided by Three Rivers District Council  
Reported on 13<sup>th</sup> January 2016

Appendix A1

1. **15/2000/AOD** ALPC meeting 04/11/2015  
Eric Shepherd Unit and Crossways Woodside Road Abbots Langley Hertfordshire WD5 0HT - Approval of Details: Details pursuant to Condition 1 of outline planning permission 13/0046/OUT comprising appearance, landscaping, layout and scale for demolition of Crossways and Eric Shepherd Unit and redevelopment to provide 12 houses and 8 affordable flats with associated access for Mears Group PLC and Hightown Housing Association Ltd.  
**ALPC Comment:** Members have no objections and are pleased that the District Council's recommendations with regard to the height and bulk of the flats and the shortfall in parking, have been addressed. They feel there should be a condition to any approval that the garages are not converted into habitable accommodation.  
**TRDC Decision:** Approved
2. **15/2139/FUL** ALPC meeting 25/11/2015  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. **15/2160/FUL** ALPC meeting 25/11/2015  
23 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Demolition of conservatory and erection of single storey rear extension for Mr and Mrs Quick.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. **15/2106/FUL** ALPC meeting 25/11/2015  
20 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Conversion of garage into habitable accommodation, front porch and alterations to fenestration for Mr Andrew Griffin.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. **15/2229/PDNT** ALPC meeting 25/11/2015  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** No objection
6. **15/1872/FUL** ALPC meeting 25/11/2015  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** See TRDC website for full details which summarised include:

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R1: The proposed extensions by virtue of their scale, design and siting would fail to result in a good standard of living for future occupants, especially those of the extended one bed flats which would have excessively long linear internal layouts with poor natural light reception. Additionally, the absence of a Noise Report also fails to demonstrate whether the noise from the adjacent M1 motorway would adversely affect the living conditions of those future occupants of Parkview.

R2: The proposed extensions by virtue of their scale and design would result in an oppressive, bulky and cramped form of development that fails to take into account the character and appearance of the existing building and the immediate streetscene and would appear unduly prominent to the detriment of the character and appearance of the area.

R3: In the absence of a suitable Flood Risk Assessment it has not been demonstrated that the proposed development would prevent unacceptable risks of flooding or that it would not unacceptably exacerbate risk of flooding elsewhere.

R4: In the absence of an Initial Bat Inspection Survey it has not been demonstrated that the proposed development would not have an adverse impact on any protected species which may be present within or use the site.

R5: The proposal would include the creation of new parking spaces towards the western boundary in close proximity to three trees protected by Tree Preservation Order TPO0279.

### 7. 15/2208/RSP

ALPC meeting 25/11/2015

58 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Single storey side extension for Miss K Marshall.

**ALPC Comment:** 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.

**TRDC Decision:** Approved

### 8. 15/2262/FUL

ALPC meeting 25/11/2015

71 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey front and side extension for Mrs Baughan.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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Planning applications considered on 13<sup>th</sup> January 2016

Appendix B1

1. 15/2533/FUL Valid date: 15/12/2015  
57 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension for Mr and Mrs Partington.  
**No objections.**
2. 15/2490/FUL Valid date: 17/12/2015  
The Briars 2 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Two storey front/side extension, side dormer and front porch for Mr A Johnson.  
**No objections.**
3. 15/2465/FUL Valid date: 18/12/2015  
16 Gable Close Abbots Langley Hertfordshire WD5 0LD - Two storey side extension, partial demolition of garden store and creation of vehicular cross over and change of use of grass verge to facilitate access for Mr and Mrs Spencer.  
**No objections.**
4. 15/2495/FUL Valid date: 18/12/2015  
17 Lemonfield Drive Garston Hertfordshire WD25 9TP - Single storey rear extension for Mr and Mrs Trevor Oliver.  
**No objections but in view of other recent planning decisions Members wish to draw attention to the property being within a flood zone.**
5. 15/2476/FUL Valid date: 15/12/2015  
71 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JH - Single storey rear extension and front porch for J Byrne.  
**No objections.**
6. 15/2514/RSP Valid date: 23/12/2015  
Coles Farm Chequers Lane Abbots Langley Hertfordshire - Part Retrospective: Construction of three detached bungalows, change of use of land to residential, construction of new vehicular access, alterations to land levels and associated landscaping and hardstanding for Mr John and Mirasol Lockwood.  
**Members have no objections to the proposed new buildings or the entrances. They are, however, very concerned that the existing trees T1 to T30 identified on the Tree Protection Plan in the Tree Report are not included/shown on the landscaping plan lodged with the application and that, as a result, yet more established trees will be lost.**
7. 15/2601/FUL Valid date: 24/12/2015  
56 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey front extension and alterations to fenestration for Mr N Woodard.  
**No objections.**
8. 15/2577/FUL Valid date: 24/12/2015  
119 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Erection of two storey three bedroom attached dwelling and construction of a new vehicular access and parking to serve existing dwelling for Mr Simon Waters.  
**No objections.**

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9. 15/2455/PDA Valid date: 07/12/2015  
Barn at Highland Farm Hyde Lane 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. No arrangements for suitable access onto this narrow lane or parking provision details have been provided.**
10. 15/2599/FUL Valid date: 04/01/2016  
75 Lemonfield Drive Garston Hertfordshire WD25 9TT - Demolition of garage and construction of single storey side and rear extension. for Mr Adam Achille.  
**No objections.**
11. 15/2553/FUL Valid date: 04/01/2016  
9 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Creation of off street parking including new vehicular cross over and hardstanding to the front for Mr and Mrs Walters.  
**No objections.**
12. 16/0017/FUL Valid date: 05/01/2016  
72 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey side extension and single storey front and rear extension for Mr and Mrs Bunting.  
**Despite the 1 metre gap between the proposed extension and the boundary, Members have no objections.**
13. 15/2607/FUL Valid date: 04/01/2016  
26 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QB - First floor side extension and conversion of garage to habitable accommodation for Mr I Willett.  
**Members have no objections to the side extension but regret the loss of the garage in this congested road.**
14. 15/2442/FUL Valid date: 04/01/2016  
106 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - Single storey extension to side/rear and storm porch to front for Mr and Mrs Bennett.  
**No objections.**