

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 18<sup>th</sup> May 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 Councillor Leslie Proctor
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**29. Apologies for absence**

There were no apologies for absence.

**30. Declarations of interest**

Councillor Jean Bowman declared an interest in agenda items B1. 18. and 19., planning applications 16/0992/FUL and 16/0993/LBC, as she is personally acquainted with the applicant and took no part in the discussions on these applications.

**31. Public participation**

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

**32. Election of Vice Chairman**

It was proposed by Councillor Jean Bowman, seconded by Councillor Leslie Proctor and **RESOLVED** that Councillor Owen Roe be elected Committee Vice Chairman for the municipal year 2016-2017.

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

It was proposed by Councillor Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 16<sup>th</sup> March, 6<sup>th</sup> and 27<sup>th</sup> April 2016, 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.

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

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

**35. 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.

**36. Three Rivers Highways Liaison Meeting**

Councillor Owen Roe will attend the next meeting of the above on Tuesday 24<sup>th</sup> May 2016 with Councillor David Major.

**37. Highways and Transport Matters**

Members noted the following temporary road closures within the Parish:

- i. Trowley Rise, Abbots Langley, to enable highways maintenance works to take place. The section of road will be closed between the hours of 7 am and 5.30 pm for up to 7 days during the period 1<sup>st</sup> June and 8<sup>th</sup> June 2016.
- ii. Various lengths of Lemonfield Drive, Mutchetts Close, Cranefield Drive and Avalon Close, Garston, to enable highways maintenance works to take place. The sections of roads will be closed for up to 5 days during the period 30<sup>th</sup> May to 30<sup>th</sup> November 2016.

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- iii. Toms Lane, Kings Langley, from its junction with Primrose Hill north eastwards for approximately 80 metres, to enable railway bridge safety inspection works to take place. The section of road will be closed between 8.00 pm and 5.00 am for 1 night during the period 2<sup>nd</sup> June and 3<sup>rd</sup> June 2016.
- iv. Chequers Lane, Abbots Langley, from its junction with East Lane north eastwards for approximately 315 metres, to enable gas connection works to take place. The section of road will be closed for approximately 5 days during the period 31<sup>st</sup> May and 30<sup>th</sup> November 2016.
- v. Adrian Road, Abbots Langley, from its junction with Breakspeare Road to the High Street, to enable highways maintenance works to take place. The road will be closed for up to 5 days during the period 31<sup>st</sup> May and 30<sup>th</sup> November 2016.

The meeting closed at 8.55 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 18<sup>th</sup> May 2016

#### Appendix A1

1. **15/2559/FUL** ALPC meeting 24/02/2016

Parmiters School High Elms Lane Abbots Langley Hertfordshire WD25 0UU - Demolition of existing science block and construction of new three storey science class block for The Governors Of Parmiter's School.

**ALPC Comment:** Members support this application within the green belt due to the special circumstances.

**TRDC Decision:** Approved
2. **16/0407/FUL** ALPC meeting 16/03/2016

101 Toms Lane Kings Langley Hertfordshire WD4 8NP - First floor side extension for Dr Keith Langley and Melanie Gibson-Walsh.

**ALPC Comment:** Members are concerned that the cumulative effect of this, the previous extension and the loft conversion, may amount to over the 40% increase guidance for properties within the green belt.

**TRDC Decision:** Approved
3. **16/0448/FUL** ALPC meeting 16/03/2016

27 Chichester Way Garston Hertfordshire WD25 9TY - Two storey side extension for Mr Daren Phillips.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. **16/0389/FUL** ALPC meeting 16/03/2016

37 Toms Lane Kings Langley Hertfordshire WD4 8NA - Single storey rear extension for Mrs B Coker-Godson.

**ALPC Comment:** Members object to this application as the cumulative effect of this and the previous extension amount to over the 40% increase guidance for properties within the green belt.

**TRDC Decision:** Approved
5. **16/0406/FUL** ALPC meeting 06/04/2016

28 Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8RY - Erection of single storey side and rear extensions with habitable accommodation in the roof served by front and rear dormers and inclusion of flank Juliet balcony for Mr and Mrs Marshall.

**ALPC Comment:** Members have concerns that the proposed extension is overdevelopment within the green belt.

**TRDC Decision:** Refused

**Reasons:**

  1. The development, by reason of its additional floorspace, height, mass and bulk results in a significantly disproportionate addition over and above the original building and would be inappropriate development in the Metropolitan Green Belt. It would also result in a substantial adverse impact on the openness of the Green Belt and harm to the character of the dwelling and area. No very special circumstances exist to outweigh the harm to the Green Belt, as such the proposal is contrary to Policies CP1, CP11 and CP12 of the Core Strategy, Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD and the NPPF.
  2. It has not been demonstrated that the proposed side and rear extension would not cause harm to the protected trees at the east of the site and would not adversely affect the future health and longevity of these trees which are protected

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by TPO856 to the detriment of the character and visual amenities of the area. The need for and benefits of the development would not outweigh the harm to the protected trees and the development would therefore be contrary to the requirements of Policies CP1 and CP12 of the Core Strategy and Policy DM6 of the Development Management Policies LDD.

6. **16/0293/FUL** ALPC meeting 06/04/2016  
Oak Lodge Chequers Lane Abbots Langley Hertfordshire - Variation of Conditions 2 (Approved Plans), 5 (External Materials), 8 (Boundary Treatment) and 14 (Landscaping) of planning permission 12/1018/FUL to allow alterations to fenestration and internal alterations to approved dwellings; alterations to approved hardsurfacing and boundary treatment materials; alterations to approved boundary treatments; and revised landscaping scheme for Mr and Mrs Lockwood.  
**ALPC Comment:** Members have no objections providing the conditions of approval of this application are adhered to.  
**TRDC Decision:** Approved
7. **16/0523/FUL** ALPC meeting 06/04/2016  
5 Queens Drive Abbots Langley Hertfordshire WD5 0NQ - Single storey side extension for Mr Faraz.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. **16/0555/FUL** ALPC meeting 06/04/2016  
Riverside Old Mill Road Hunton Bridge Hertfordshire WD4 8QT - Single storey front extension for Mr Victor Gutsul.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. **16/0581/FUL** ALPC meeting 06/04/2016  
28 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey rear extension for Mr Paul McConville.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. **16/0569/FUL** ALPC meeting 06/04/2016  
18 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Single storey rear extension, garage conversion including alterations to roof and construction of replacement greenhouse to rear for Mr Ken Wright.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. **16/0588/FUL** ALPC meeting 06/04/2016  
20 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey rear extension for Mr Ryan Cane.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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12. 16/0610/FUL

ALPC meeting 06/04/2016

54 The Fairway Abbots Langley Hertfordshire WD5 0JY - Demolition of existing conservatory and construction of single storey rear extension for Ms Wendy Browning.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

13. 16/0625/FUL

ALPC meeting 06/04/2016

19 Wharf Way Hunton Bridge Hertfordshire WD4 8FL - Loft conversion with front and rear rooflights for Mr Gareth Hulmes.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed development would lead to a shortfall of parking provision and amenity space which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

14. 16/0669/FUL

ALPC meeting 06/04/2016

43 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey side rear extension for Miss G Canning.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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Planning applications considered on 18<sup>th</sup> May 2016

Appendix B1

1. **16/0848/PDNA** Valid date: 14/04/2016  
Berry Bushes Farm Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RW - Permitted Development Notice Agriculture: Construction of steel frame barn for grain storage for Mr Alan Crawley.  
**No objections.**
2. **16/0882/FUL** Valid date: 19/04/2016  
39 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Two storey side extension for Watford Property Co.  
**Members object to this contrived development in an area which has insufficient on-street parking to accommodate a five bedroom property. They feel the layout appears to have been designed for possible future subdivision to create a separate dwelling to which they would also object. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**
3. **16/0689/FUL** Valid date: 20/04/2016  
146 Toms Lane Kings Langley Hertfordshire WD4 8NY - Single storey front extension for Mr Hagan.  
**No objections.**
4. **16/0842/FUL** Valid date: 19/04/2016  
3 Langley Road Abbots Langley WD5 0EH - Erection of replacement outbuilding for Ms Sarah Woodgate.  
**No objections.**
5. **16/0427/FUL** Valid date: 20/04/2016  
35 The Fairway Abbots Langley Hertfordshire WD5 0JX - Change of use of land for parking and construction of new vehicular access and hardstanding to front of property for Mrs Kathleen Callon.  
**No objections, subject to an easement with HCC. Members would prefer a permeable or grasscrete surface and not tarmac as proposed.**
6. **16/0815/FUL** Valid date: 22/04/2016  
46 Toms Lane Kings Langley Hertfordshire WD4 8NB - First floor side extension for Mr And Mrs Bailey.  
**No objections.**
7. **16/0839/FUL** Valid date: 21/04/2016  
18 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PZ - Loft conversion including first floor rear extension to create crown roof; front, side and rear dormers including juliet balconies to rear dormer; rooflights and replacement roof tiles for Ms Tracy Metcalfe.  
**Members object to this application feeling it is overdevelopment of the site with contrived impractical parking spaces and that the Juliette balconies could create overlooking of the neighbouring properties.**
8. **16/0826/RSP** Valid date: 21/04/2016  
2B Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Construction of outbuilding for Miss Nicola Day.  
**No objections.**

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9. 16/0795/RSP Valid date: 22/04/2016  
Unit 5 And 6 Block Q Leavesden Park Phase 1 Aerodrome Way Leavesden WD25 7NG - Change of use of first floor level from flexible commercial use (classes A1, A2, A3, A5 and D1) to residential use (class C3) to provide 7 flats including 1 studio and 6 two bedroom units with associated parking and external alterations for Bellway Homes North London.  
**No objections.**
10. 16/0823/FUL Valid date: 19/04/2016  
1 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RW - Demolition of existing garage and construction of single storey front, side and rear extension for Mr and Mrs Kelly.  
**Members are concerned that this proposal may exceed the 40% guidance for properties within the green belt and also that there may be party wall issues with the neighbouring property, number 3 Church Hill.**
11. 16/0417/FUL Valid date: 22/04/2016  
Farm Cottage East Lane Abbots Langley Hertfordshire WD5 0NY - Refurbishment and replacement of two storey side extension with associated landscaping including gates, fencing and raised terrace and creation of new vehicular access for Mr Shane Lanigan.  
**No objection, providing the application does not exceed the 40% guidance for properties within the green belt.**
12. 16/0862/FUL Valid date: 27/04/2016  
39 Toms Lane Kings Langley WD4 8NA - Part first floor, part two storey side extension with dormers to the front and rear for Mr Jason Reeves.  
**No objections.**
13. 16/0940/FUL Valid date: 29/04/2016  
Amicitia 17 Greenways Abbots Langley Hertfordshire WD5 0EU - Construction of replacement outbuilding within rear garden for Mr Peter Warman.  
**No objections.**
14. 16/0913/FUL Valid date: 03/05/2016  
10 Follett Drive Abbots Langley WD5 0LP - Single storey front, side and rear extension for Mr and Mrs Alex Stewart.  
**No objections.**
15. 16/0899/FUL Valid date: 05/05/2016  
Unit 3 Monaco Works Station Road Kings Langley WD4 8LQ - First floor extension to create office accommodation at first floor level for IFAM (UK) Ltd.  
**No objections.**
16. 16/0980/FUL Valid date: 03/05/2016  
23 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing single storey side extension and porch and construction of single storey rear extension and two storey side extension for Mr and Mrs Flack.  
**No objections.**
17. 16/0973/ADV Valid date: 09/05/2016  
Home Park Works Station Road Kings Langley WD4 8LW - Advert Consent: Erection of two ISUZU signs at entrance to site for Oliver Landpower Limited.  
**Members suggest that a smaller sign would be more appropriate within the green belt.**

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18. 16/0993/LBC

Valid date: 06/05/2016

White Hart House Sergehill Lane Abbots Langley WD5 0RT - Listed Building  
Consent: Extension to basement level for Mr James Perris.

**No objections.**

19. 16/0992/FUL

Valid date: 06/05/2016

White Hart House Sergehill Lane Abbots Langley WD5 0RT - Extension to basement  
level for Mr James Perris.

**No objections.**

20. 16/0958/FUL

Valid date: 04/05/2016

Land Between Langleybury Lane and Old House Lane Langleybury Lane Langleybury  
WD4 8RW - Removal of Conditions 1 (Personal) and 3 (Temporary Period) of  
planning permission 13/2256/FUL (Use of land for the stationing of caravans for  
residential purposes for 3 no. gypsy pitches together with the formation of  
additional hardstanding and utility/dayrooms ancillary to that use] to allow use as  
a permanent site for 3 no. gypsy pitches for Green Planning Studio Ltd.

**Members object to this application for a permanent site on land within the  
green belt and feel that all the conditions of the previous approval -  
13/2256/FUL, should continue for a further period of 3 years. If officers are  
minded to approve this application then Members request that it is referred to  
Three Rivers Planning Committee for consideration.**