

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 20th July 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 Leslie Proctor
Officers:	Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

100. Apologies for absence

Apologies were received, accepted and recorded from Councillor Liz Burns (other authority meeting).

101. Declarations of interest

There were no declarations of interest.

102. Public participation

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

103. To confirm the Minutes of the previous meeting

It was proposed by Councillor Jean Bowman, seconded by Councillor Leslie Proctor and **RESOLVED** that the minutes of the meeting held on 18th May, 8th and 29th June 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.

104. Planning Decisions from Three Rivers District Council

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

105. 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.

106. Three Rivers District Council - Planning Committee

Councillor Jean Bowman attended the above on 30th June 2016 and reported as follows:

16/0882/FUL - 39 Summerhouse Way had originally been submitted as an application for a detached property on a site with significant access issues. This has been resubmitted as a two storey side extension to an existing property. The application was refused due to significant parking and access issues.

16/0958/FUL - Land between Langleybury Lane and Old House Lane. This application is referenced in appendix A1, item 7.

107. Consultations

Members noted the consultation and had no comments.

Officers may respond if they have any specific comments.

108. Highways and Transport Matters

Members noted the proposed road closures at Chequers Lane and Toms Lane.

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109. Bedmond Notice Board

Members noted the request but did not think there was any other suitable location in the vicinity of the shops and bus stop, alternatives having been reviewed in detail when the notice board was installed.

If members do have any further suggestions they should be referred back to the committee for consideration.

110. Next Meeting

Members asked that officers report on the status of the refurbishment work to the Love Lane bus shelter.

Officers were asked to report the faded condition of the High Street zebra crossing markings to Hertfordshire Highways and also that all lights in the Hunton Bridge pedestrian underpass are defective.

The meeting closed at 8.07 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 20th July 2016

Appendix A1

1. **16/0913/FUL** ALPC meeting 18/05/2016
10 Follett Drive Abbots Langley WD5 0LP - Single storey front, side and rear extension for Mr and Mrs Alex Stewart.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **16/0899/FUL** ALPC meeting 18/05/2016
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.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **16/0980/FUL** ALPC meeting 18/05/2016
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.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **16/0973/ADV** ALPC meeting 18/05/2016
Home Park Works Station Road Kings Langley WD4 8LW - Advert Consent: Erection of two ISUZU signs at entrance to site for Oliver Landpower Limited.
ALPC Comment: Members suggest that a smaller sign would be more appropriate within the green belt.
TRDC Decision: Approved
5. **16/0993/LBC** ALPC meeting 18/05/2016
White Hart House Sergehill Lane Abbots Langley WD5 0RT - Listed Building Consent: Extension to basement level for Mr James Perris.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **16/0992/FUL** ALPC meeting 18/05/2016
White Hart House Sergehill Lane Abbots Langley WD5 0RT - Extension to basement level for Mr James Perris.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **16/0958/FUL** ALPC meeting 18/05/2016
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.
ALPC Comment: 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.

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TRDC Decision: Permission Granted subject to conditions - See TRDC website for full details.

8. 16/0999/FUL

ALPC meeting 08/06/2016

Land at Gallows Hill Lane Opposite Hazelwood Lane Abbots Langley Hertfordshire - Removal of existing 8m high mast and erection of replacement 11.7m high mast, relocation of the existing lamp fixture, installation of a cabinet and associated development thereto for MBNL.

ALPC Comment: Members have concerns about the possible health effects (there being no proof that masts do not constitute a health risk) and the site's proximity to two primary schools. Also the increased visual impact of the mast and associated equipment.

TRDC Decision: Refused

Reason: The proposed telecommunications mast, by virtue of its excessive height and positioning on a highly visible amenity verge would prove to be a prominent, incongruous development that would be detrimental to the character and appearance of the area, contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM14 of the Development Management Policies document (adopted July 2013).

9. 16/0904/LBC

ALPC meeting 08/06/2016

3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed development by reason of its width, depth, height and design and the loss of historic fabric would be a disproportionate addition in relation to the host dwelling. It would therefore cause harm to the character of the Grade II Listed Building and group and would fail to conserve or enhance the heritage asset. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

10. 16/0855/FUL

ALPC meeting 08/06/2016

8 Fernhills Abbots Langley Kings Langley Hertfordshire WD4 8PT - Single storey front garage extension, rendering of dwelling and alterations to fenestration for Mr R Fewery.

ALPC Comment: No objections.

TRDC Decision: Approved

11. 16/1013/FUL

ALPC meeting 08/06/2016

116 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HE - Two storey and single storey side extension and construction of single storey rear extension for Mr and Mrs Julius and Olusimbo Nuga.

ALPC Comment: Members object to the first floor of the side extension being only 1 metre from the neighbouring boundary and if approved there should be a 1.2 metre gap.

TRDC Decision: Approved, following submission of new plans to reduce the size of the first floor side extension to create a 1.2 metre gap from the neighbouring boundary.

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12. 16/1061/FUL

ALPC meeting 08/06/2016

3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD -
Demolition of existing single storey side extension and construction of single storey
side and rear extension for Mr and Mrs Greenwood.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed development by reason of its width, depth, height and design and the loss of historic fabric would be a disproportionate addition in relation to the host dwelling. It would therefore cause harm to the character of the Grade II Listed Building and group and would fail to conserve or enhance the heritage asset. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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Planning applications considered on 20th July 2016

Appendix B1

1. 16/1319/FUL Valid date: 23/06/2016
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.
No objections.
2. 16/1183/FUL Valid date: 30/06/2016
12 Old Mill Road Hunton Bridge WD4 8RH - Two storey side extension for Mrs Ann Pay.
No objections.
3. 16/1348/FUL Valid date: 27/06/2016
15 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Proposed single and double storey side extension and internal alterations for Mrs A Garvey.
No objections.
4. 16/1351/FUL Valid date: 05/07/2016
Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Formation of an outdoor manege on existing paddock including minor associated land regrading works, formation of new track, erection of timber post and rail fence with gate and alterations to existing fence enclosure for Equitopia Ltd.
No objections.
5. 16/1423/PDA Valid date: 05/07/2016
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.
No objections.
Members do not think that the development is visually appealing but that it is a significant improvement on previous submissions.