

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 10th August 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.

122. Apologies for absence

Apologies were received, accepted and recorded from Councillor Leslie Proctor (unavailable).

123. Declarations of interest

Councillor Jean Bowman declared an interest in agenda item B1.20., planning application 16/1615/OUT, being personally acquainted with the applicant.

124. Public participation

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

125. Planning Decisions from Three Rivers District Council

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

126. 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.

127. Three Rivers District Council - Planning Committee

- i. Councillor Jean Bowman attended the meeting on 21st July 2016 and reported on planning applications 16/1165/FUL which was withdrawn and 16/1119/FUL which was deferred for discussions with the applicant to seek adjustment to flank wall adjacent to 17 Bridge Road.
- ii. Councillor Owen Roe will attend the meeting of the above committee on 18th August and Councillor Liz Burns the following meeting on 22nd September 2016.

128. Highways and Transport Matters

- i. Members noted the temporary closing of Chequers Lane.
- ii. Members discussed the proposed introduction of no waiting at any time restrictions and also road humps and speed cushions in Station Road, Abbots Langley and agreed they had no further comments to submit.

The meeting closed at 9.15 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 10th August 2016

Appendix A1

1. **16/0882/FUL** ALPC meeting 18/05/2016

39 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Two storey side extension for Watford Property Co.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: The proposed development would increase the parking demand for the site and would fail to provide any on-site parking provision. The development would therefore place additional pressure on the existing parking provision serving the area exacerbating existing parking pressures which would lead to conditions prejudicial to highway safety, the free flow of traffic and pedestrian movement and would negatively impact on existing residents amenity. As such, the proposal would 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).
2. **16/0795/RSP** ALPC meeting 18/05/2016

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.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **16/1078/PDR** ALPC meeting 08/06/2016

Pinnacle House Part Unit E Home Park Industrial Estate Station Road Kings Langley Hertfordshire WD4 8LZ - Prior Notification: Change of use from Office (Class B1) to 91 Residential units (Class C3) for Mail Link Developments Ltd.

ALPC Comment: No objections to the change of use, but Members insist that adequate parking is provided and retained for the sole use of the flats.

TRDC Decision: Approved
4. **16/0843/FUL** ALPC meeting 08/06/2016

Parkview Bucknalls Close Garston Hertfordshire - Demolition of 8a and 8b Bucknalls Close and extension of Parkview to provide 6 Houses of Multiple Occupation (HMOs) and increased accommodation to existing flats and alterations to parking for Cobalt Property Management.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: See TRDC website for full details which summarised include:

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.

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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.

5. **16/1053/LBC** ALPC meeting 08/06/2016
1 Mansion House Farm Bedmond Road Abbots Langley WD5 0QB - Listed Building Consent: Replacement and alterations to windows and doors for Philip Stanbury.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **16/1021/FUL** ALPC meeting 08/06/2016
7 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PL - Two storey side and rear extension, increase in ridge height, raised terrace and construction of front boundary wall for Mr Andrew Osborn.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **16/1111/FUL** ALPC meeting 08/06/2016
37 Primrose Hill Kings Langley WD4 8HZ - Proposed part first floor rear extension, second storey rear extension with juliet balcony and replacement roof to existing single storey rear extension for Mr & Mrs M Gully.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **16/1052/FUL** ALPC meeting 08/06/2016
89 Kindersley Way Abbots Langley WD5 0DG - Single storey rear extension and raised terrace to rear with associated screen for Mr R Coulson.
ALPC Comment: Members have no objections but feel there may be party wall issues.
TRDC Decision: Approved
9. **16/1011/FUL** ALPC meeting 08/06/2016
3 Coopers Mews Abbots Langley WD25 0JD - Single storey rear extension for Mr Joseph Appiah.
ALPC Comment: No objections.
TRDC Decision: Approved
10. **16/1098/LBC** ALPC meeting 08/06/2016
3 Coopers Mews Abbots Langley WD25 0JD - Listed Building Consent: Single storey rear extension and enlargement of second floor rear windows for Mr Joseph Appiah.
ALPC Comment: No objections.
TRDC Decision: Approved
11. **16/1057/FUL** ALPC meeting 08/06/2016

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Land Adj 6 Parnell Close Abbots Langley Hertfordshire WD5 0DZ - Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane for Stacey and Joseph Brown and Murphy.

ALPC Comment: Members are concerned that this site is currently used as a communal amenity space/play area, which should be retained as such for the use of the flats in Parnell Close. Additional vehicular traffic will cause problems in Love Lane which is narrow and without passing places.

TRDC Decision: Approved

12. 16/1086/RSP

ALPC meeting 08/06/2016

19B South Way Abbots Langley Hertfordshire WD5 0JL - Retrospective: Alterations to existing outbuilding and conversion into habitable accommodation and construction of single storey side extension connecting outbuilding to dwelling for Dr Vivian Lindo.

ALPC Comment: Members have no objections to the conversion into habitable accommodation but planning permission must be sought if used for commercial purposes.

TRDC Decision: Approved

13. 16/1102/FUL

ALPC meeting 08/06/2016

52 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Single storey rear extension for Mr R Ingleby.

ALPC Comment: No objections.

TRDC Decision: Approved

14. 16/1058/FUL

ALPC meeting 29/06/2016

23 The Maltings Hunton Bridge Kings Langley Hertfordshire WD4 8QL - Single storey rear extension for Mr K Hill.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 16/1014/FUL

ALPC meeting 29/06/2016

18 Spur Close Abbots Langley WD5 0PE - Installation of front dormer window for Adam Oliver.

ALPC Comment: No objections.

TRDC Decision: Approved

16. 16/1186/FUL

ALPC meeting 29/06/2016

50 Breakspare Road Abbots Langley WD5 0EP - Replacement detached garage for Mr J MacDonald.

ALPC Comment: No objections providing the tree protection arrangements are adhered to.

TRDC Decision: Approved

17. 16/1041/FUL

ALPC meeting 29/06/2016

Garages The Garth Abbots Langley Hertfordshire - Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms for Watford Community Housing Trust.

ALPC Comment: Members are pleased that a more attractive scheme has been submitted in relation to the design of the buildings and have no objections to the application.

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TRDC Decision: Approved

Planning applications considered on 10th August 2016

Appendix B1

1. 16/1399/FUL Valid date: 08/07/2016
Joule House 108 - 110 Primrose Hill Kings Langley Hertfordshire WD4 8HR - External alterations including recladding, alterations to fenestration and roof alterations and internal alterations for Horohoe Construction Ltd.
No objections.
2. 16/1388/FUL Valid date: 05/07/2016
27 High Street Bedmond WD5 0QP - Demolition of existing garage and construction of single storey side and rear extension, first floor rear extension and alterations to roof of front porch for S Patel.
No objections.
3. 16/1329/FUL Valid date: 11/07/2016
Ashley House Langley Road Abbots Langley WD5 0EJ - Single storey side extension including conversion of garage into habitable accommodation for Brenda Galvin.
No objections.
4. 16/1221/FUL Valid date: 07/07/2016
29 Langley Lane Abbots Langley WD5 0LX - Subdivision of plot and erection of two new dwellings to include one attached dwelling and one detached dwelling to rear both with vehicular access onto Shirley Road for Mr John Boswell.
Members object to this application being an overdevelopment of the site with a complete lack of parking provision for the existing house and insufficient spaces for the proposed new properties. Shirley Road is a busy thoroughfare, providing access to a densely populated area, with any increase in roadside parked vehicles being hazardous for pedestrians. The design of the detached house is out of keeping with the area, too high and will overlook the neighbouring properties. Two trees with preservation orders will be lost. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
5. 16/1459/FUL Valid date: 15/07/2016
26 Harthall Lane Kings Langley WD4 8JH - Loft extension including hip to gable extension, rear dormer and front rooflights for Mr and Mrs George Sylvester.
Members have concerns about the the design of the rear dormer which they feel does nothing to enhance the character of this property within the green belt.
6. 16/1179/FUL Valid date: 14/07/2016
Rear of 4,6, 8 And 10 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Construction of two detached dwellings on land to the rear of 4 to 10 Bucknalls Lane with detached single garage and associated landscaping and access via Tudor Manor Gardens for Heathfield Homes Ltd.
Members object to this contrived and cramped backland development having concerns about the loss of privacy for the existing properties, the large number of trees to be removed and the utilitarian design of the detached garage. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
7. 16/1443/RSP Valid date: 14/07/2016

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70 High Street Abbots Langley Hertfordshire WD5 0AW - Retrospective: Provision of external customer seating area for Simmons Bakers Ltd.

Members would like conditions attached to any approval making the management of the bakers responsible for the tables and chairs not blocking the public pavement for pedestrians, pushchairs, mobility scooters, wheelchairs and any other users, also that any rubbish generated by the business is not left to litter the area. They feel two tables, not three, would be more appropriate for the space available and if the application is approved then it should be for a temporary period of 12 months in order to monitor the situation.

8. 16/1440/RSP

Valid date: 20/07/2016

70 High Street Abbots Langley Hertfordshire WD5 0AW - Retrospective: Erection of a wall mounted air-condition unit to the gable wall facing Abbots Road for Simmons Bakers Ltd.

No objections, but Members do feel the unit is an unattractive installation within the conservation area.

9. 16/1500/OUT

Valid date: 14/07/2016

Land Adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Outline Application: Construction of up to 28 dwellings, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace with access, appearance and layout to be considered (landscaping and scale reserved) for Gade Property Developments Ltd.

Members object to this application being a cramped overdevelopment on a congested, busy road, adjacent to a wildlife site. They would like an alternative layout for the properties to take advantage of the scenery and location and are concerned about the considerable loss of trees and the effect on the ecology of the area. Members request that this application is referred to Three Rivers Planning Committee for consideration.

10. 16/1325/ADV

Valid date: 19/07/2016

2 Cunningham Way Leavesden WD25 7NL - Advertisement Consent: Installation of three fascia signs for Mavani Limited.

No objections.

11. 16/1270/FUL

Valid date: 20/07/2016

Montrose Bell Lane Bedmond WD5 0QS - Part demolition of existing dwelling and construction of replacement attached dwelling with first floor accommodation served by rear dormer and two storey rear projection and raised terrace to rear for The Corcoran Partnership Ltd.

No objections.

12. 16/1532/PDNT

Valid date: 18/07/2016

Land at Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Installation of 15m high mast with associated works and retention of existing mast for EE Ltd and Hutchinson 3G UK Ltd.

No objections.

13. 16/1552/FUL

Valid date: 21/07/2016

5 Margaret Close Abbots Langley Hertfordshire WD5 0NN - Proposed single storey side extension and internal alterations for Miss M Hatch.

No objections.

14. 16/1541/PDR

Valid date: 20/07/2016

Faraday House Station Road Kings Langley Hertfordshire WD4 8LH - Prior Notification: Change of use from offices (Use Class B1) to up to 18 flats (Use Class C3) for KLBC LLP.

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Members have no grounds to object but are concerned that there is sufficient parking allocated to the flats with a minimum of 30 spaces provided. There should be a condition attached to any approval regarding access to the building during construction, to protect the private roads around the Ovaltine development and the neighbouring residents.

15. 16/1536/FUL Valid date: 20/07/2016
97 Kindersley Way Abbots Langley WD5 0DG - Two storey side and rear extension, extension to drive, creation of raised decking for Mr and Mrs Leigh Frost.
No objections.
16. 16/1560/FUL Valid date: 22/07/2016
102 Tibbs Hill Road Abbots Langley WD5 0LL - Part single part two storey rear extension and raised platform to rear for Susan Klapa.
No objections.
17. 16/1031/FUL Valid date: 25/07/2016
129 Toms Lane Kings Langley WD4 8NX - Demolition of existing bungalow and erection of two storey dwelling for Mr and Mrs Richards.
No objections.
18. 16/1488/FUL Valid date: 25/07/2016
25 Langley Lane Abbots Langley Hertfordshire WD5 0LS - Demolition of existing double garage and construction of replacement detached outbuilding for Mr Egan.
Members object to this application, being overdevelopment of the site. Any approval should include a condition that the building is retained as a garage in the future and remains subordinate to the original dwelling with no subdivision. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
19. 16/1509/FUL Valid date: 29/07/2016
121 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Construction of an attached two storey dwelling, installation of two new vehicular access points, alterations to frontage and alterations to land levels of rear amenity space provision and insertion of retaining walls for P Dunnett.
No objections.
20. 16/1615/OUT Valid date: 29/07/2016
Land adjoining 20 Hilltop Road Kings Langley Hertfordshire - Outline Application: Construction of detached two storey family dwelling (all matters reserved) for Mr R Hansard.
Members would prefer a more attractive, appealing design for this proposed new property within the green belt.