

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 22<sup>nd</sup> February 2017 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.

### 356. Apologies for absence

Apologies were received accepted and recorded from Councillor Jane Lay (other authority commitment).

### 357. Declarations of interest

Councillor Owen Roe declared an interest in agenda item B2. 2., planning application 17/0185/FUL, being a close neighbour of the applicant and took no part in the discussions on this item.

### 358. Public participation

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

### 359. Planning Decisions from Three Rivers District Council

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

### 360. 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.

### 361. Highways and Transport Matters

Members noted the Order cited as "The Hertfordshire (Station Road, Parish of Abbots Langley) (Restriction of Waiting) Order 2016 which came into effect on Monday 13<sup>th</sup> February 2017.

- "No waiting at any time" restriction in part of Station Road.
- Flat topped road in part of Station Road, near to its junction with Home Park Mill Link Road.
- Five sets of speed cushions on parts of Station Road.

The scheme is being implemented to maintain the existing speed limit and to improve road safety for all road users, including pedestrians, cyclists and vehicles.

### 362. Appeal

Members noted the Informal Hearing on Highwood Lodge, Highwood Hall Lane, Pimlico (APP/P1940/C/16/3154795) which has now been set by the Planning Inspectorate and will open at 10.00 am on 14<sup>th</sup> March 2017 in the Penn Chamber at Three Rivers House, Northway, Rickmansworth, WD3 1RL. (Planning application 16/0255/CLED)

The meeting closed at 9.03 pm.

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

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

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Planning applications decided by Three Rivers District Council  
Reported on 22<sup>nd</sup> February 2017

Appendix A1

1. **16/2492/FUL** ALPC meeting 21/12/2016

100 Cunningham Way Leavesden WD25 7NL - First floor side extension to include accommodation within the loft space served by front and rear dormers, loft conversion including side Dutch hip extension and alterations to fenestration for Mr and Mrs Panton.

**ALPC Comment:** Members are concerned that the proposed loft extension and conversion considerably alters the appearance of the property creating "top heavy" elevations in a prominent position, which is out of keeping with the surrounding houses on this new development.

**TRDC Decision:** Refused

**Reason:** The proposed extensions, by virtue of their elevated bulk, siting and design would cumulatively combine to result in an overbearing and top heavy form of development to the detriment of the existing character of the house. The cumulative impact of the first floor side extension, front dormer widow and Dutch hip roof forms would also result in an unduly prominent and incongruous form of development which would erode the group amenity value of the nearby residential properties thereby failing to have regard to the visual character and appearance of the streetscene. The proposal is therefore unacceptable and fails to comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
2. **16/2498/FUL** ALPC meeting 21/12/2016

43 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Construction of larger rear dormer for Mr G Squires.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
3. **16/2430/FUL** ALPC meeting 21/12/2016

Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Deed of Variation: Variation of the existing S106 Agreement (relating to planning permission 15/1852/FUL) at Warner Bros. Studios Leavesden to vary the studio tour hours of opening to allow the first tour to start at 09:00 on Sundays for a temporary period of one year for Mr D Bisoni.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. **16/2367/FUL** ALPC meeting 21/12/2016

8 Mallard Road Abbots Langley WD5 0GA - Single storey rear extension and raised patio to rear for Mr Richard Turtle.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
5. **16/2366/FUL** ALPC meeting 21/12/2016

77 Cunningham Way Leavesden Watford Hertfordshire WD25 7NG - Conversion of garage into habitable accommodation for Mrs K Sperinck.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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6. 16/2379/FUL ALPC meeting 21/12/2016
- The Laurels 66 Harthall Lane Kings Langley WD4 8JH - Erection of single storey detached garage/workshop to front of dwelling for Mr Frank Gomez.
- ALPC Comment:** Members feel this proposed garage/workshop, in the green belt, is too close to the boundary. There is also insufficient detail on the plans which do not show the access from the road to the existing property and the new building.
- TRDC Decision:** Refused
- Reason:** The proposed outbuilding would constitute an inappropriate form of development in the Metropolitan Green Belt, which, by definition, is harmful. The harm to the openness of the Metropolitan Green Belt would be exacerbated further by reason of the outbuilding's scale, height, siting and design and the loss of vegetation which cumulatively results in an urbanising form of development to the detriment of the rural character of the area and immediate streetscene. The development would also result in encroachment to the countryside, contrary to one of the purposes of the Green Belt. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development proposal fails to comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (adopted March 2012).
7. 16/2488/FUL ALPC meeting 21/12/2016
- Bedmond Sports and Social Club Toms Lane Kings Langley Hertfordshire WD5 0RB - Replacement play equipment with associated works for Miss Miranda Laver.
- ALPC Comment:** As this is an Abbots Langley Parish Council application for Bedmond Playing Fields, who are the freeholders, Members made no comments.
- TRDC Decision:** Approved
8. 16/2464/FUL ALPC meeting 11/01/2017
- 116 Tibbs Hill Road Abbots Langley WD5 0LL - First floor side extension and ground floor front extension for Mrs Karen Bail.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
9. 16/2493/FUL ALPC meeting 11/01/2017
- 121 Abbots Road Abbots Langley WD5 0BJ - Part single, part two storey side extension, two storey rear extension with accommodation in roof, roof alterations including the raising of ridge and conversion of loft into habitable accommodation served by front and rear rooflights and Juliet balcony to rear for Mr K Davari.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
10. 16/2544/FUL ALPC meeting 11/01/2017
- 31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - First floor rear extension for Mr D Walker.
- ALPC Comment:** Members have concerns about the possible loss of light for the neighbouring property 30 Railway Terrace.
- TRDC Decision:** Refused
- Reason:** The proposed first floor rear extension, by virtue of its siting, depth and height would result in an unduly prominent and un-neighbourly form of development detrimental to neighbouring residential amenity and would result in a significant loss of light and outlook to the adjacent ground floor and first floor windows at number No.30 Railway Terrace and would become an overbearing form of development towards this neighbour. The proposal therefore fails to comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy

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DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- 11. 16/2565/CLED** ALPC meeting 11/01/2017  
12 Old Mill Road Hunton Bridge WD4 8RH - Certificate of Lawfulness Existing Use: Use of dwelling as a single dwellinghouse for Miss Ann Pay.  
**ALPC Comment:** No objections subject to adequate documentation for the Certificate of Lawfulness.  
**TRDC Decision:** Refused  
**Reason:** Three Rivers District Council is not satisfied on a balance of probability of the lawfulness of the matter described in the application. See Planning Online for full details.
- 12. 16/2533/FUL** ALPC meeting 11/01/2017  
16 Westland Close Leavesden WD25 7GH - Single storey rear extension for Mr D Chamberlain.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
- 13. 16/2425/RSP** ALPC meeting 11/01/2017  
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Part Retrospective: Single storey rear extension and alterations to fenestration for Mr V Teli.  
**ALPC Comment:** Members object to this retrospective application within the green belt and believe the original conditions of consent for 14/1334/FUL, that the new works match the existing building, should be adhered to.  
**TRDC Decision:** Approved
- 14. 16/2596/FUL** ALPC meeting 11/01/2017  
19 Greenways Abbots Langley WD5 0EU - Single storey front extension, first floor front extension, first floor side extension and single storey rear extension for Mr & Mrs A Stagg.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
- 15. 16/2437/FUL** ALPC meeting 11/01/2017  
1 Numbers Farm Egg Farm Lane Kings Langley Hertfordshire WD4 8LS - Two storey rear extension for Mrs C Trybus.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reasons:**  
1. The proposed development would result in disproportionate additions in relation to the original dwelling. The scale and design of the development would significantly increase the bulk and massing of the dwelling and would result in development that would be prominent within the landscape and would significantly impact on the openness of the Green Belt. The proposal would also be an inappropriate form of development within the Metropolitan Green Belt and would result in harm to the openness of the Green Belt. No very special circumstances exist to outweigh this harm. The proposal would therefore be contrary to Policy CP11 of the Core Strategy (adopted 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.  
2. In the absence of a bat 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. The failure to provide information means

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that necessary consideration and appropriate mitigation cannot be given to the impact of the development on protected species or their habitats contrary to Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

**16. 16/2712/FUL**

ALPC meeting 11/01/2017

26 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Replacement single storey rear extension for Mrs Lisa Maloney.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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Planning applications considered on 22<sup>nd</sup> February 2017

Appendix B1

1. 17/0138/FUL Valid date: 24/01/2017  
32 Gallows Hill Abbots Langley WD4 8LU - Demolition of garage and construction of two storey side extension and single storey rear extension for Mr Barry Whelan.  
**Based on policy guidance of 1.2 metres, Members feel this proposed extension is too close to the boundary at first floor level.**
2. 17/0069/FUL Valid date: 26/01/2017  
Unit 12 Langley Wharf Railway Terrace Kings Langley WD4 8JE - Change of use from warehouse to personal training facility (Use Class D2) for Mr Joseph Kelly.  
**No objections.**
3. 17/0167/FUL Valid date: 27/01/2017  
18 Upper Highway Abbots Langley WD5 0JF - Single storey rear extension for Mr Mark Campion.  
**No objections. Withdrawn.**
4. 17/0171/FUL Valid date: 27/01/2017  
21 Toms Lane Kings Langley WD4 8NA - First floor rear extension for Dr Tony Irons.  
**Providing the cumulative effect of this and the previous extensions does not exceed the 40% guidance for properties within the green belt, Members have no objections.**
5. 17/0172/FUL Valid date: 30/01/2017  
47 Hazelwood Lane Abbots Langley WD5 0JA - Ground floor rear extension and alterations to existing ground floor extension for Mr and Mrs Gavin and Victoria Tickner.  
**No objections.**
6. 17/0201/FUL Valid date: 01/02/2017  
24 Hyde Lane Nash Mills HP3 8RY - Extension to existing loft conversion including hip to gable extension, larger front and rear dormers and front rooflight for Mr Paul Ashford.  
**Withdrawn.**
7. 17/0106/FUL Valid date: 02/02/2017  
176 Coates Way Garston WD25 9PE - Single storey front, side and rear extensions for Mr Deepak Sukhani.  
**No objections.**
8. 17/0197/FUL Valid date: 01/02/2017  
18 Hunton Bridge Hill Hunton Bridge WD4 8PU - Variation of Conditions 2 (Plans), 9 (Windows), 10 (Rooflights), 11 (Boundary Treatments) and 12 (Parking Layout) of planning permission 16/0835/FUL including alterations to the permitted dwellings for Andrews.  
**No objections.**
9. 17/0075/FUL Valid date: 03/02/2017  
Sound Of Music Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Two storey front and rear extensions, insertion of side dormer and extension to raised patio to rear for Mr D Lovell.  
**No objections.**

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10. 17/0249/FUL Valid date: 08/02/2017  
25 Langley Lane Abbots Langley WD5 0LS - Single storey side extension, pitched roof over existing flat roof and front porch extension for Mr and Mrs Woolf.  
**No objections providing the garage continues to be ancillary to the residential dwelling (permission 16/1488/FUL) to afford sufficient parking for the property.**
11. 17/0242/FUL Valid date: 07/02/2017  
53 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing outbuildings and construction of two storey side extension for Mr M Greatwood.  
**Despite the reduction in width at first floor level from the previous application (16/2341/FUL), Members still feel the proposed two storey element of the side extension is too close to the boundary.**
12. 17/0233/FUL Valid date: 07/02/2017  
52 Tibbs Hill Road Abbots Langley WD5 0EB - Two storey side and rear extension and single storey front and rear extensions for Mr J Burke.  
**No objections.**
13. 17/0185/FUL Valid date: 07/02/2017  
35 Lauderdale Road Hunton Bridge WD4 8QA - Two storey rear extension and single storey side/rear extension with lower ground floor level and raised terrace to rear for Mr D Tuhey.  
**Members regret the loss of a garage in this busy residential area with little off street parking.**
14. 17/0085/FUL Valid date: 10/02/2017  
8A Langley Parade Langley Road Abbots Langley WD5 0AB - First floor rear extension and loft conversion including rear dormer to provide two additional residential units for Mr Gulam Ambia.  
**Despite the property falling in a primary shopping area, close to a bus stop and public transport, Members are concerned about the complete lack of car parking provision for these two additional properties within the conservation area.**