

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 5<sup>th</sup> April 2017 in the Council Offices, Langley Road, Abbots Langley.

Those present:

|               |   |
|---------------|---|
| Chairman:     | Councillor David Major  |
| Vice-Chairman | Councillor Owen Roe   |
| Councillors:  | Councillor Jean Bowman<br>Councillor Liz Burns<br>Councillor Jane Lay |
| Officers:     | Janet Pearce - Planning and Meetings Officer                          |

The meeting opened at 7:30 pm.

**397. Apologies for absence**

There were no apologies for absence.

**398. Declarations of interest**

There were no declarations of interest.

**399. Public participation**

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

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

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

**401. 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.

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

- i. Members received a report on the meeting held on 23<sup>rd</sup> March 2017 regarding application 16/2076/OUT - Land at Fairways Farm, including 67 and 69 Bucknalls Lane, Garston - Erection of up to 100 new residential dwellings, which was approved with an additional condition to require provision of boundary treatment prior to development. Also additional informatives: see Appendix A1. Item 1.
- ii. Councillor Owen Roe will attend the meeting on 20<sup>th</sup> April and Councillor Jean Bowman the following one on 25<sup>th</sup> May 2017.

**403. Consultation - Watford Planning Documents**

Councillor Owen Roe had examined the documents prior to the meeting and following his report Members agreed there is a need for cycle parking provision to be included within the planning requirements. Also that it is helpful to be consulted as an adjoining authority and they agreed with the proposals.

**404. Chequers Lane**

Members discussed the current condition of the road and the damage being caused by large lorries. They felt the current signs were not big enough and requested the Officer to write to the Highways Authority to request more appropriate signage.

**405. Hertfordshire County Council**

Members noted the following temporary road closures within the Parish:

- i. That length of High Street, Abbots Langley from its junction with Gallows Hill Lane north eastwards to its junction with Tibbs Hill Road.
- ii. That length of Gallows Hill Lane, Abbots Langley from its junction with Gallows Hill north eastwards to its junction with High Street.

**Abbots Langley Parish Council**

- iii. That length of East Lane, Bedmond from its junction with Chequers Lane north westwards for its entire length.

**406. Appeal**

Members noted the appeal against refusal of planning permission 16/0958/FUL - Land between Langleybury Lane and Old House 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. Appeal ref: APP/P1940/W/16/3164710.

The meeting closed at 9.02 pm.

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

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

Planning applications decided by Three Rivers District Council  
Reported on 5<sup>th</sup> April 2017

Appendix A1

1. 16/2076/OUT

ALPC meeting 02/11/2016

Land At Fairways Farm, Including 67 And 69 Bucknalls Lane Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Outline Application: Erection of up to 107 new residential dwellings (appearance, landscaping and layout reserved) for Bucknalls Development Ltd.

**ALPC Comment:** Members object to this application on the following grounds: - 1. The development is contrary to Inspectors recommendation that the site should not be required for housing until 2026 and is in excess of the capacity of 100 dwellings (Site Allocations LDD). 2. Principal access should not be from Bucknalls Lane, which is the only access for vehicles from Lemonfield Drive; Tudor Manor Gardens; Bucknalls Close and any possible future expansion of the BRE site, creating an excessive increase in the volume of traffic queuing at the A405 traffic lights. 3. Loss of parking for existing residents resulting from necessary new traffic measures in Bucknalls Lane. 4. The existing property at 65 Bucknalls Lane will be overlooked by the proposed block of flats in the south eastern corner of the site. 5. Further consideration would be required to the current arrangements for pedestrians crossing the A405 to local schools. Members request that this application is referred to Three Rivers Planning Committee for consideration, or for an Issues Report.

**TRDC Decision:** Approved with additional condition to require provision of boundary treatment prior to development.

Additional informatives to advise that preference for off road parking to be accommodated without reliance on garages and car ports and to highlight importance of open/play space provision within detailed scheme.

2. 16/2690/FUL

ALPC meeting 01/02/2017

Leavesden Court Mallard Road Abbots Langley WD5 0GT - Construction of three attached two storey dwellinghouses with associated parking and landscaping and construction of six new parking spaces for Leavesden Gatehouse Developments.

**ALPC Comment:** Members have no objections if the proposal prevents further development on this sensitive site.

**TRDC Decision:** Refused

**Reason:** The proposed development by reason of its siting and design would result in a prominent feature within the street scene and would adversely affect the character of Leavesden Court and the visual amenities and openness of this part of College Road. The proximity of existing trees to the proposed dwellings would result in unacceptable levels of overshadowing, detrimental to the residential amenities of future occupiers of the proposed dwellings and pressure for future works to trees which would be further detrimental to the character and appearance of the area. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM6 and Appendix 2 of the Development Management Policies document (adopted July 2013).

3. 16/2752/FUL

ALPC meeting 01/02/2017

Blocks A and D Hercules Way Leavesden WD25 7GR - Refurbishment of existing B1 office buildings comprising the installation of a glass roof on a central atrium, provision of plant equipment and flues, creation of new ground floor entrance and private amenity space, internal and external alterations and provision of detached plant equipment for SEO Watford Limited.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

## Abbots Langley Parish Council

4. **16/2743/FUL** ALPC meeting 01/02/2017  
10 Gypsy Lane Hunton Bridge WD4 8PR - Construction of two detached two storey dwellings on land to rear of 10 Gypsy Lane with associated parking and landscaping and alterations to existing access for Hobbs Developments Ltd.  
**ALPC Comment:** Members object to this contrived back-land overdevelopment for two large houses with no front gardens within the green belt. If Officers are minded to approve the application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.  
**TRDC Decision:** Withdrawn
5. **16/2395/FUL** ALPC meeting 01/02/2017  
Land adjacent to 1-8 Adrian House Adrian Road Abbots Langley Hertfordshire - Erection of two storey detached dwelling with associated landscaping and parking for Mr John Gomme.  
**ALPC Comment:** Members have no objections in principle but do have concerns that there may be a possible dispute over the freehold of what is currently the bin store for Adrian House.  
**TRDC Decision:** Withdrawn
6. **17/0138/FUL** ALPC meeting 22/02/2017  
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.  
**ALPC Comment:** Based on policy guidance of 1.2 metres, Members feel this proposed extension is too close to the boundary at first floor level.  
**TRDC Decision:** Approved. Plans revised to increase the width from the boundary at ground and first floor levels.
7. **17/0069/FUL** ALPC meeting 22/02/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. **17/0171/FUL** ALPC meeting 22/02/2017  
21 Toms Lane Kings Langley WD4 8NA - First floor rear extension for Dr Tony Irons.  
**ALPC Comment:** 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.  
**TRDC Decision:** Refused  
**Reason:** 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 impact on the openness of the Green Belt. The proposal would therefore 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 October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
9. **17/0172/FUL** ALPC meeting 22/02/2017  
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.  
**ALPC Comment:** No objections.

**Abbots Langley Parish Council**

**TRDC Decision:** Approved

**10. 17/0197/FUL**

ALPC meeting 22/02/2017

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

Abbots Langley Parish Council

Planning applications considered on 5<sup>th</sup> April 2017

Appendix B1

1. 17/0355/FUL Valid date: 01/03/2017  
2 Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension for Mr Joyce.  
**No objections.**
2. 17/0325/FUL Valid date: 06/03/2017  
25 Langley Lane Abbots Langley WD5 0LS - Subdivision of plot and erection of one detached dwelling to rear with associated landscaping and access for Mr Liam Egan.  
**Members object to this application, being overdevelopment of the site with contrived parking arrangements for the house. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**
3. 17/0330/FUL Valid date: 02/03/2017  
17 Hyde Lane Nash Mills HP3 8RY - Part single storey and part two storey rear extension for Attwood.  
**No objections.**
4. 17/0456/FUL Valid date: 08/03/2017  
Leavesden Aerodrome Aerodrome Way Leavesden Hertfordshire - Deed of Variation: Variation of the existing S106 Agreement (relating to outline planning permission 10/2230/OUT) to vary affordable housing restrictions for Hightown Housing Association Ltd.  
**Members object to the reduction of the moratorium period to 3 months which they feel should remain as 6 months.**
5. 17/0279/FUL Valid date: 28/02/2017  
38 Broomfield Rise Abbots Langley WD5 0HN - Single storey front, side and rear extension for Mr Ben Howes.  
**No objections.**
6. 17/0391/RSP Valid date: 13/03/2017  
Building Adjacent To Belair Toms Lane Kings Langley WD4 8NH - Retrospective: Use of building as a separate independent dwelling for Mr & Mrs M Russell.  
**No objections providing this property in the green belt has full planning permission and the correct documentation is produced.**
7. 17/0471/FUL Valid date: 07/03/2017  
12 Hunton Bridge Hill Hunton Bridge WD4 8PU - Demolition of existing side bay projection and construction of new lower and ground floor side bay extension with associated retaining walls for Mrs G Marler.  
**No objections.**
8. 17/0321/RSP Valid date: 13/03/2017  
Beck House 70B Station Road Kings Langley WD4 8LB - Part Retrospective: Installation of mast for Mr Anthony Moss.  
**No objections.**
9. 17/0281/FUL Valid date: 13/03/2017  
Rucklers 14 Hyde Lane Nash Mills HP3 8RY - Single storey rear infill extension and front porch for Mrs Helen Lehrle.  
**No objections.**

Abbots Langley Parish Council

10. 17/0257/FUL Valid date: 10/03/2017  
Penny Farthing 7 Hazelbury Avenue Abbots Langley WD5 ODE - Single storey side and rear extension and alterations to front porch for Mr & Mrs S Huggins.  
**No objections.**
11. 17/0373/FUL Valid date: 14/03/2017  
3 Hop Garden Way Abbots Langley WD25 0JN - Single storey rear extension with internal alterations for Mr M Fletcher.  
**No objections.**
12. 17/0306/FUL Valid date: 16/03/2017  
Chestnut Lodge Chequers Lane Abbots Langley Hertfordshire - Construction of detached garage for Mr D Rudkin.  
**No objections providing the building is retained as a garage in the future and remains subordinate to the main dwelling, being within the green belt.**
13. 17/0386/FUL Valid date: 15/03/2017  
Lonsdale 19 Hyde Lane Nash Mills HP3 8RY - Single storey side and two storey rear extensions for Mr Barry Deakin.  
**Members have concerns with regard to the huge increase in the footprint of the original size of this building, being well over the 40% guidance for properties within the green belt.**
14. 17/0400/FUL Valid date: 13/03/2017  
49 Primrose Hill Kings Langley WD4 8HZ - Installation of drive and vehicular access including alterations to land levels and insertion of retaining wall for Mr P O'Leary.  
**No objections but Members feel that the proposed tarmac should be replaced with a permeable surface.**
15. 17/0550/FUL Valid date: 16/03/2017  
121 Toms Lane Kings Langley Hertfordshire WD4 8NP - Single storey rear extension with extension to roof and insertion of rear dormer with Juliet balcony and insertion of side rooflights for Mr L Howard.  
**No objections.**
16. 17/0460/RSP Valid date: 17/03/2017  
109 Primrose Hill Kings Langley WD4 8HX - Retrospective: Ground floor side and rear extension, first floor rear extension to serve residential unit for Mr Mehmet Basyurt.  
**No objections.**
17. 17/0563/FUL Valid date: 21/03/2017  
Heathview Harthall Lane Kings Langley HP3 8SE - Single storey rear extension, side dormer, extension to porch roof and extension to raised patio for Mr and Mrs Joe De Piano.  
**No objections.**
18. 17/0473/FUL Valid date: 24/03/2017  
96 Gallows Hill Lane Abbots Langley WD5 0BU - Single storey front and rear extensions and two storey side extension for Mrs Beverley Bryant.  
**Members feel the proximity of the proposed two storey side extension to the tapering north western boundary adjoining Brendon, Popes Road, should be increased from 0.9 metres to 1.2 metres in accordance with Local Plan guidance.**