

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 17th May 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 Councillor Jane Lay
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:34 pm.

27. Apologies for absence

There were no apologies for absence.

28. Declarations of interest

Councillor David Major declared an interest in agenda items B1. 8. and 9., planning applications 17/0646/LBC and 17/0643/FUL being a resident of St Lawrence Close.

29. Public participation

Councillor David Major registered to speak against parts of planning applications 17/0646/LBC and 17/0643/FUL - St Lawrence Church Vicarage - Erection of timber framed outbuilding and creation of new vehicular access from St Lawrence Close.

30. Election of Vice Chairman

It was proposed by Councillor Jean Bowman, seconded by Councillor Jane Lay and **RESOLVED** that Councillor Owen Roe be elected Committee Vice Chair for the municipal year 2017-2018.

31. To confirm the Minutes of the previous meetings

It was proposed by Councillor Liz Burns, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 15th March, 5th and 26th April 2017, 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.

32. Planning Decisions from Three Rivers District Council

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

33. 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.

Councillor David Major addressed the committee as a member of the public regarding items 8. and 9. Whilst not completely against the proposals he did feel that the timber framed building is not in keeping with a grade II listed building and the shingle surface is inappropriate and would possibly be displaced onto the pavement/roadway where many disabled residents rely on the use of mobility scooters. If the application is approved, where an easement would be required from Three Rivers District Council to cross their grass verge, Councillor Major feels there should be a condition to prevent any further development of the site.

Councillor David Major then left the room while the remaining committee discussed the applications and **RESOLVED** the comments to be submitted.

34. Highways and Transport Matters

Members noted the following temporary road closures within the Parish:

- i. Old Mill Road, Hunton Bridge from its junction with A41 Hempstead Road north westwards for approximately 190 metres. If made, the Order shall

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come into force on 1st June 2017 for a period of up to 6 months, when signs are in place.

- ii. A41 (Hempstead Road/Watford Road), Hunton Bridge from its junction with the A41/A411 Hempstead Road roundabout north westwards to its junction with M25 (junction 20) roundabout, a distance of approximately 1886 metres.
- iii. A41 North Western Avenue/A411 Hempstead Road roundabout, Hunton Bridge from its junction with A41 North Western Avenue clockwise for its entire length. If made, the Order, relating to ii. and iii. above, shall come into force on 1st June 2017 for a period of up to 18 months, when signs are in place. The Order is needed because resurfacing works are proposed to be executed on or near the roads.

The meeting closed at 9.38 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 17th May 2017

Appendix A1

1. **17/0354/FUL** ALPC meeting 15/03/2017
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Minor external amendments to Horseshoe Building including insertion of a ventilation grille, insertion of a new doorway, provision of decking areas, alterations to the main entrance and associated works for Renewable Energy Systems Ltd ..
ALPC Comment: No objections.
TRDC Decision: Approved
2. **17/0368/FUL** ALPC meeting 15/03/2017
4 Oriole Close Abbots Langley Hertfordshire WD5 0GH - Construction of new porch for Mrs K Haisman.
ALPC Comment: Members have no objections to the proposed porch but are concerned about any further development of the property to include a loft conversion with front velux rooflights and large rear dormer with Juliet balcony.
TRDC Decision: Approved
3. **17/0342/FUL** ALPC meeting 15/03/2017
The Chase 26 Water Lane Kings Langley WD4 8HN - Single storey front, side and rear extensions for Mrs Julia Nash.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **17/0325/FUL** ALPC meeting 05/04/2017
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.
ALPC Comment: 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.
TRDC Decision: Refused
Reasons:
 1. The proposed development by reason of its siting, plot size, contrived design and layout would result in overdevelopment of the existing plot to the detriment of the character of the area. The proposed development would result in a cramped and contrived unsympathetic form of development within the area. The poor amenity and parking arrangement further demonstrates this contrived nature of the development. The proposal would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted Oct 2011) and Policy DM1 and Appendix 2 of the DMP LDD (adopted Jul 2013).
 2. The proposed dwelling by reason of its siting and relationship with No. 25 Langley Lane would be an overbearing and unneighbourly form of development to the detriment of the existing amenities of the occupiers at this property. The amenity space and cramped nature associated with the development would be unacceptable by reason of the limited scale of the rear garden and contrived nature of the proposed dwelling. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted Oct 2011) and Policy DM1 and Appendix 2 of the DMP LDD (adopted Jul 2013).
 3. It has not been demonstrated that the proposed development would not cause harm to the protected Field Maple trees located in the grounds of the adjacent property and would not adversely affect the future health and longevity of these trees which are protected by TPO875 to the detriment of the character and visual

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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 (adopted Oct 2011) and Policy DM6 of the DMP LDD (adopted Jul 2013).

5. **17/0330/FUL** ALPC meeting 05/04/2017
17 Hyde Lane Nash Mills HP3 8RY - Part single storey and part two storey rear extension for Attwood.
ALPC Comment: 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 depth, 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. As such, the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), and Policy DM2 of the Development Management Policies LDD (adopted July 2013).
6. **17/0279/FUL** ALPC meeting 05/04/2017
38 Broomfield Rise Abbots Langley WD5 0HN - Single storey front, side and rear extension for Mr Ben Howes.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **17/0471/FUL** ALPC meeting 05/04/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **17/0321/RSP** ALPC meeting 05/04/2017
Beck House 70B Station Road Kings Langley WD4 8LB - Part Retrospective: Installation of mast for Mr Anthony Moss.
ALPC Comment: No objections.
TRDC Decision: Approved
9. **17/0281/FUL** ALPC meeting 05/04/2017
Rucklers 14 Hyde Lane Nash Mills HP3 8RY - Single storey rear infill extension and front porch for Mrs Helen Lehrle.
ALPC Comment: No objections.
TRDC Decision: Approved
10. **17/0257/FUL** ALPC meeting 05/04/2017
Penny Farthing 7 Hazelbury Avenue Abbots Langley WD5 0DE - Single storey side and rear extension and alterations to front porch for Mr & Mrs S Huggins.
ALPC Comment: No objections.
TRDC Decision: Approved

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11. 17/0373/FUL ALPC meeting 05/04/2017
3 Hop Garden Way Abbots Langley WD25 0JN - Single storey rear extension with internal alterations for Mr M Fletcher.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 17/0400/FUL ALPC meeting 05/04/2017
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.
ALPC Comment: No objections but Members feel that the proposed tarmac should be replaced with a permeable surface.
TRDC Decision: Approved
13. 17/0473/FUL ALPC meeting 05/04/2017
96 Gallows Hill Lane Abbots Langley WD5 0BU - Single storey front and rear extensions and two storey side extension for Mrs Beverley Bryant.
ALPC Comment: 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.
TRDC Decision: Approved (following revision of plans as above)
14. 17/0591/ADV ALPC meeting 26/04/2017
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Advertisement Consent: Three internally illuminated fascia signs and six internally illuminated signs to Studio parking deck for Mr David Bioni.
ALPC Comment: No objections.
TRDC Decision: Approved
15. 17/0632/FUL ALPC meeting 26/04/2017
25 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Single storey front side and rear extension for Mr and Mrs Shepherdson.
ALPC Comment: Members are concerned about this very large extension and it's close proximity to the boundary with no 23.
TRDC Decision: Approved
16. 17/0644/FUL ALPC meeting 26/04/2017
54 Hazelbury Avenue Abbots Langley WD5 0DF - Demolition of existing single storey extensions and construction of single storey front extension, two storey side extension and part single, part two storey rear extension for Mr and Mrs Jonathan and Elizabeth Auld.
ALPC Comment: No objections.
TRDC Decision: Approved
17. 17/0638/FUL ALPC meeting 26/04/2017
7 Stewart Close Abbots Langley WD5 0LU - Single storey rear conservatory for Mrs Lisa Isaacs.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 17th May 2017

Appendix B1

1. 17/0749/FUL Valid date: 10/04/2017
14 Katherine Place College Road Abbots Langley WD5 0BT - Installation of roller shutter for Mr Sabir Dosani.
No objections.
2. 17/0752/LBC Valid date: 11/04/2017
1 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Loft conversion including insertion of front and rear dormers and rooflight to rear elevation for Mr S Thomas.
No objections.
3. 17/0650/FUL Valid date: 12/04/2017
5 - 7 College Road Abbots Langley Hertfordshire WD5 0NR - Change of use from shop (Class A1) to takeaway (Class A5) including installation of ventilation duct for Mr Ahmed.
Members object to this application having concerns regarding the safety of both pedestrians and traffic in College Road and Tylersfield with no provision for customer short stay parking. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.
4. 17/0765/FUL Valid date: 12/04/2017
33 Margaret Close Abbots Langley Hertfordshire WD5 0NW - Single storey rear extension for Mrs J Allan.
No objections.
5. 17/0637/FUL Valid date: 18/04/2017
Westbrook Primrose Hill Kings Langley Hertfordshire WD4 8HR - Installation of vehicular crossover and alterations to land levels for Mr James Rance.
Members object to this application on safety grounds with parked vans obstructing the view of vehicles reversing out of the proposed steep access crossover onto the busy highway near two road junctions; on a bend and next to a petrol station.
6. 17/0647/FUL Valid date: 13/04/2017
26 Gallows Hill Lane Abbots Langley WD5 0DA - Two storey side extension, single storey front and rear extensions and landscaping works for Mr and Mrs Gervais-Jones.
No objections.
7. 17/0815/FUL Valid date: 19/04/2017
9 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Part single, part two storey rear extension and front porch for Mr R Oxley.
No objections.
8. 17/0646/LBC Valid date: 24/04/2017
St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Listed Building Consent: Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close for St Albans Diocesan Board of Finance.
Members object to this application as the proposed timber outbuilding is not in keeping with the grade II listed building and the gravel is an unsuitable surface for the drive which will be displaced onto the public footpath used by a large

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number of disabled residents in the vicinity and mobility scooters. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

9. 17/0643/FUL

Valid date: 24/04/2017

St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close for St Albans Diocesan Board of Finance.

Members object to this application as the proposed timber outbuilding is not in keeping with the grade II listed building and the gravel is an unsuitable surface for the drive which will be displaced onto the public footpath used by a large number of disabled residents in the vicinity and mobility scooters. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

10. 17/0717/FUL

Valid date: 18/04/2017

The Dog And Partridge Public House Old Mill Road Hunton Bridge WD4 8RB - Two storey rear extension and conversion of public house to five flats, conversion of detached outbuilding to residential to provide one flat, and associated works to parking, refuse and amenity and alterations to landscaping for Mr Raj Shah.

Members object to this application and consider the proposed conversion into six flats to be a contrived overdevelopment of the site with unsafe vehicle access onto the highway which is obstructed by the building itself on one side and parked cars on the other. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

11. 17/0716/FUL

Valid date: 20/04/2017

Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Demolition of existing 'L' shaped stable block and erection of an 'American' style barn containing 24 stables with associated facilities positioned on the northern boundary and connecting into the existing horse-walker on its west wing facing side together with associated reconfiguration of the existing car park for Ms Anfisa Ershova.

Members support this application to provide rural sporting recreation and feel it complies with the special circumstances criteria for the Green Belt.

12. 17/0830/FUL

Valid date: 20/04/2017

90 Roman Gardens Kings Langley Hertfordshire WD4 8LP - First floor side extension and internal alterations for Ms C Evans.

No objections.

13. 17/0266/RSP

Valid date: 27/04/2017

2 Katherine Place College Road Abbots Langley Hertfordshire WD5 0BT - Retrospective application: Use of unit as mini-cab office (Sui Generis) and hair and beauty salon (A1/Sui Generis) and alterations to parking for Mr A Iqbal.

Members expressed concerns about the increase in traffic flow with regard to the safety of vehicular movements.

14. 17/0792/LBC

Valid date: 18/04/2017

8 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey side extension for Ms Zaida Majid.

No objections providing the materials used for the new extension sympathetically match the existing ancient protected wall.

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15. 17/0791/FUL Valid date: 02/05/2017
8 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey side extension for Ms Zaida Majid.
No objections providing the materials used for the new extension sympathetically match the existing ancient protected wall.
16. 17/0866/FUL Valid date: 25/04/2017
31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr Y Mizrahi.
No objections.
17. 17/0751/FUL Valid date: 02/05/2017
1 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Loft conversion including insertion of front and rear dormers and rooflight to rear elevation for Mr S Thomas.
No objections.
18. 17/0869/FUL Valid date: 02/05/2017
8A Langley Parade Langley Road Abbots Langley WD5 0AB - First floor rear extension, loft conversion including rear dormer and front rooflights, and alterations to fenestration to provide two additional one bedroom flats for Mr Gulam Ambia.
Members note that following their comments regarding lack of parking on the previous withdrawn application, three spaces have now been added to the proposed block plan, however they fall outside the extent of the development site.
19. 17/0888/FUL Valid date: 28/04/2017
19A South Way Abbots Langley WD5 0JL - Demolition of existing conservatory, shed and porch and construction of single storey front, side and rear extensions for Mrs Michelle Markham.
No objections.
20. 17/0914/FUL Valid date: 26/04/2017
45 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Increase in ridge height to create two storey dwelling with accommodation in roofspace served by rear dormer and rooflights, single storey and lower ground floor rear extensions, single storey side extension, front porch, raised patio to rear and extension of vehicular access for Mr M Henry.
No objections.
21. 17/0750/FUL Valid date: 02/05/2017
7 Greenways Abbots Langley WD5 0EU - Construction of a detached annexe and summerhouse building to rear with terrace for Jamie Watson.
No objections.
22. 17/0672/FUL Valid date: 03/05/2017
96 The Crescent Abbots Langley Hertfordshire WD5 0DS - Proposed ground floor extension to form multi purpose toilet accommodation for Westminster Roman Catholic Diocese Trustee.
No objections.
23. 17/0780/FUL Valid date: 02/05/2017
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and changed of use of land to accommodate 3 residential park homes with associated works to boundary treatment and parking areas for Haulfryn Group Ltd.

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Members object to this application despite the reduction in the number of units from the previous refused application. They still have concerns about the loss of parking for existing residents and visitors, the detrimental effect on the green belt and the loss of privacy for the neighbouring properties in Toms Lane. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

24. 17/0860/FUL

Valid date: 03/05/2017

32 Balmoral Road Abbots Langley WD5 0ST - Demolition of existing garage and construction of a two storey side extension. for Mr Andrew Leon.

Members feel the first floor should be stepped back to reduce the impact on the adjacent busy public footpath.

25. 17/0761/FUL

Valid date: 05/05/2017

129 Toms Lane Kings Langley WD4 8NX - Part-demolition of existing bungalow and erection of chalet-style bungalow for Mr and Mrs Richards.

No objections.