

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 28th June 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 Councillor Alison Ward Councillor John Wyatt
Officers:	Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

79. Apologies for absence

Apologies were received, accepted and recorded from Councillors Robin Powell and Brenda Kersey (unavailable).

80. Declarations of interest

Councillor Jane Lay declared an interest in application 17/1212/FUL (Appendix B1 item 19) as the applicant is known to her.

81. Public participation

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

82. Planning Decisions from Three Rivers District Council

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

83. 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.

84. Three Rivers District Council - Planning Committee

No members were available to attend the meeting.

Councillor David Major advised that application 17/0646/LBC, St. Lawrence Church Vicarage was discussed at the above meeting, but as a resident of St. Lawrence Close, that was affected by the application, he had withdrawn from the discussions.

Councillor Major understood that the application had been approved and the objections of the residents and Parish Council had been taken into consideration, although the detail of the final approval was not available at this meeting.

85. Consultations - Building Research Establishment - Planning Application

Member's key concern was that the development did not create a "rat run" between Mount Pleasant Lane and Bucknalls Lane. The area already has significant traffic problems.

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The meeting closed at 8.46 pm.

Signed: _____

Dated: _____

Planning applications decided by Three Rivers District Council
Reported on 28th June 2017

Appendix A1

1. 17/0456/FUL ALPC meeting 05/04/2017

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.

ALPC Comment: Members object to the reduction of the moratorium period to 3 months which they feel should remain as 6 months.

TRDC Decision: Refused

Reason: The current clause continues to serve a proper planning purpose of maintaining affordable housing provision. The modification would fail to provide adequate opportunity to ensure the continued provision of affordable units on the site. It would therefore fail to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011) and would not serve that proper planning purpose equally well. The planning obligation shall therefore continue to have effect without modification.
2. 17/0467/CLPD ALPC meeting 26/04/2017

56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Certificate of Lawfulness Proposed Development: Two storey rear extension, part first floor, part two storey side extension, single storey side extension and loft conversion including extension to roof and insertion of rooflights for Mr Ferrazzano.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The works within Classes A and B Of Part 1 Schedule 2 of the Town and Country (General Permitted Development) Order 2015 comprise development within the meaning of section 55(1) of the Town and Country Planning Act 1990. Permission for these works cannot be granted by virtue of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as the works do not comply with the limitations set out in Classes A and B of that order. The proposed side extension would exceed 4 metres in height and would be more than one storey and as a result would not comply with Schedule 2, Part 1, Class A, (j) i) and ii). In addition, the proposed loft conversion would result in a volume increase of 73.91 cubic metres and as a result would not comply with Schedule 2, Part 1, Class B (d) ii) of the Town and Country (General Permitted Development) Order 2015 (as amended).
3. 17/0649/FUL ALPC meeting 26/04/2017

27 High Street Bedmond WD5 0QP - Part Retrospective: Single storey side and rear extension to be connected to existing detached garage, first floor rear extension and alterations to roof of front porch for Mr Patel.

ALPC Comment: No objections.

TRDC Decision: Approved
4. 17/0749/FUL ALPC meeting 17/05/2017

14 Katherine Place College Road Abbots Langley WD5 0BT - Installation of roller shutter for Mr Sabir Dosani.

ALPC Comment: No objections.

TRDC Decision: Approved

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5. 17/0650/FUL ALPC meeting 17/05/2017
- 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.
- ALPC Comment:** 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.
- TRDC Decision:** Refused
- Reason:** The proposed change of use would result in a significant shortfall of parking provision, resulting in an increase in parking outside of the application site to the detriment of the convenience and safe movement and free flow of other highway users and the character of the area. The development is therefore 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).
6. 17/0637/FUL ALPC meeting 17/05/2017
- Westbrook Primrose Hill Kings Langley Hertfordshire WD4 8HR - Installation of vehicular crossover and alterations to land levels for Mr James Rance.
- ALPC Comment:** 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.
- TRDC Decision:** Approved
7. 17/0647/FUL ALPC meeting 17/05/2017
- 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.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
8. 17/0716/FUL ALPC meeting 17/05/2017
- 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.
- ALPC Comment:** Members support this application to provide rural sporting recreation and feel it complies with the special circumstances criteria for the Green Belt.
- TRDC Decision:** Refused
- Reason:** The proposed "American" style barn by virtue of its size and scale would be inappropriate development in the Green Belt, which by definition, is harmful. There would also be harm to the openness and purposes of the Green Belt by reason of the scale of the proposed barn and spread of the development on the site. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development is contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

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9. 17/0830/FUL ALPC meeting 17/05/2017
90 Roman Gardens Kings Langley Hertfordshire WD4 8LP - First floor side extension and internal alterations for Ms C Evans.
ALPC Comment: No objections.
TRDC Decision: Refused
Reasons:
1. The extension, by virtue of its siting and design, would result in an unattractive and contrived feature within the street scene. The proposed development would represent an overdevelopment of the site that would result in an incongruous and prominent feature to the detriment of the visual amenities of the dwelling and street scene. As such the proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
2. The proposed two storey side extension would result in unsatisfactory parking for the dwelling with a shortfall of parking provision to serve the dwelling and would result in an increase in parking outside of the application site to the detriment of the safe movement and free flow of other highway users and the character of the area. The development is therefore 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.
10. 17/0792/LBC ALPC meeting 17/05/2017
8 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey side extension for Ms Zaida Majid.
ALPC Comment: No objections providing the materials used for the new extension sympathetically match the existing ancient protected wall.
TRDC Decision: Approved
11. 17/0791/FUL ALPC meeting 17/05/2017
8 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey side extension for Ms Zaida Majid.
ALPC Comment: No objections providing the materials used for the new extension sympathetically match the existing ancient protected wall.
TRDC Decision: Approved
12. 17/0866/FUL ALPC meeting 17/05/2017
31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr Y Mizrahi.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 17/0888/FUL ALPC meeting 17/05/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 17/0914/FUL ALPC meeting 17/05/2017
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.

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ALPC Comment: No objections.

TRDC Decision: Approved

15. 17/0860/FUL

ALPC meeting 17/05/2017

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

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

TRDC Decision: Approved

16. 17/0773/FUL

ALPC meeting 07/06/2017

3 Lodge Close Garston WD25 9BD - Conversion of garage into habitable accommodation and alterations to fenestration for Mr and Mrs Usmani.

ALPC Comment: No objections.

TRDC Decision: Approved

17. 17/1065/HCR3

ALPC meeting 07/06/2017

Breakspeare School Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BU - Herts County Regulation 3 Application: Replacement mobile classroom with permanent single storey building for Ria Griffiths.

ALPC Comment: No objections.

TRDC Decision: No objection

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Planning applications considered on 28th June 2017

Appendix B1

1. 17/1032/FUL Valid date: 25/05/2017
33 Kindersley Way Abbots Langley WD5 0DG - Single storey rear extension and raised decking to rear for Mr and Mrs Ogundimu.
No-3 objections. Members asked that officers in reviewing this application consider any possible party wall issues.
2. 17/1055/FUL Valid date: 26/05/2017
121 Abbots Road Abbots Langley WD5 0BJ - Part single, part two storey side extension, part single, part 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 & Mrs Davari.
No objections.
3. 17/1091/FUL Valid date: 30/05/2017
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.
4. 17/1116/CLED Valid date: 26/05/2017
Land Rear of Daimar Bedmond Road Bedmond Abbots Langley Hertfordshire WD5 0QE - Certificate of Lawfulness Existing Use: Use of the land and buildings for commercial storage of materials and equipment for KLM Properties Ltd.
No objections, subject to proof of existing and historical usage. However members are concerned the development has the potential to significantly impair the visual amenity of the area.
5. 17/1136/FUL Valid date: 30/05/2017
YMCA Leavesden Country Park North College Road Abbots Langley Hertfordshire WD5 0GU - Conversion of existing club house building to community building including cafe and function room with associated landscaping for Joanna Keay.
No objections. Members fully support this development as it is in the community interest.
6. 17/1109/FUL Valid date: 24/05/2017
Sharnbrook Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Two storey rear extension with balcony to rear and rooflights to side, alterations to roof including increase in ridge height and raised patio to rear for Mr Len Smith.
No objections.
7. 17/0826/FUL Valid date: 02/06/2017
Bramblewood Harthall Lane Kings Langley Hertfordshire WD4 8JN - Single storey side extension to garage, alteration to garage roof and provision of solar panels for Mr and Mrs Robinson.
No objections.
8. 17/1122/FUL Valid date: 02/06/2017
35 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - First floor rear extension, extension to roof and insertion of three rooflights for Mr and Mrs O'Callaghan.
No objections. Members asked that officers ensure that the requirements related to loss of light to the adjoining property are checked.

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9. 17/1181/FUL Valid date: 05/06/2017
39 Toms Lane Kings Langley WD4 8NA - Proposed side and rear extensions for Mr J Reeves.
No objections.
10. 17/1137/FUL Valid date: 06/06/2017
2 Gallows Hill Abbots Langley WD4 8PJ - Proposed single storey rear extension and alteration to rear fenestration for Mr & Mrs M. McDonald.
No objections.
11. 17/1219/FUL Valid date: 08/06/2017
21 Toms Lane Kings Langley WD4 8NA - First floor rear extension for Dr Tony Irons.
No objections.
12. 17/1152/FUL Valid date: 31/05/2017
Millers Court Broomfield Rise Abbots Langley Hertfordshire - Variation of Condition 11 (Affordable Housing Provision) of planning permission 16/1817/FUL to allow the shared ownership properties to become fully private for Mr Mark Addo-Quaye.
Members object to this application. This development was approved on the basis of it being shared ownership. The area desperately needs provision for affordable shared ownership properties.
13. 17/1210/FUL Valid date: 06/06/2017
37 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ - Part two storey, part first floor side and rear extension for Mr O Duke.
No objections. Although members have concerns about parking in an already congested area.
14. 17/1160/FUL Valid date: 07/06/2017
24 Popes Road Abbots Langley WD5 0EY - Conversion of garage into habitable accommodation for Mr Ben Colling.
No objections.
15. 17/0974/FUL Valid date: 12/06/2017
42 High Street Abbots Langley WD5 0AR - Installation of ATM machine for Mrs Ling Dadswell.
No objections. Although members have concerns that the proposed location on the corner of the High Street and Abbots Road may result in obstructive street parking and create the potential for pavement parking (Royal Mail and cash in transit vehicles park on the pavement). Both would create a potential risk to pedestrians crossing this already busy junction.
16. 17/1144/FUL Valid date: 09/06/2017
24 Blenheim Road Abbots Langley WD5 0TG - Single storey front and side extension for Mrs Blencowe.
No objections.
17. 17/1225/FUL Valid date: 09/06/2017
Paprika 15 High Street Bedmond WD5 0QP - Two storey front and side extension, part first floor side extension and alterations to elevations of existing building for Mr Holloway.
No objections.
18. 17/1242/FUL Valid date: 13/06/2017
330 Toms Lane Kings Langley WD5 0RB - Single storey front and rear extensions for Mrs Kirsty Annable.

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No objections.

19. 17/1212/FUL

Valid date: 14/06/2017

42 The Crescent Abbots Langley WD5 0DS - Single storey rear extension for Mr D Taylor.

No objections.

20. 17/1205/RSP

Valid date: 19/06/2017

Abbots Langley Mens Club 21 Trowley Rise Abbots Langley WD5 0LN - Retrospective: Erection of smoking shelter to rear for Mr Frank Bail.

No objections.

21. 17/1291/FUL

Valid date: 21/06/2017

Eastwinds 146A Toms Lane Kings Langley WD4 8NY - Installation of outdoor swimming pool for Mr Stephen Lawes.

No objections.