

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 9th August 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 Alison Ward

Also present: Peter Warman - Chairman, Neighbourhood Plan Steering Group
Rachel Russell - Watford Observer

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

130. Apologies for absence

Apologies were received, accepted and recorded from Councillors Robin Powell and Jane Lay.

131. Declarations of interest

There were no declarations of interest.

132. Public participation

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

133. Planning Decisions from Three Rivers District Council

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

134. Consultation - Three Rivers Local Plan

As permitted under Standing Order 14, the Chairman proposed to vary the agenda to discuss the above prior to items 5. and 6. This was put to the vote without seconding and all Members present were in agreement.

Peter Warman addressed the committee with an overview of the Steering Group's work and the matters which he felt Members should be considering in relation to the Issues and Options and Call for Sites Consultation Document, July 2017.

Following discussion, it was agreed to defer their responses until the next meeting of the Committee on 30th August 2017.

135. 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.

136. Three Rivers District Council - Planning Committee

- i. Councillor Owen Roe attended the meeting held on 20th July 2017 and reported on the following planning applications:
 - a) 17/1290/FUL - Demolition of 24 existing apartments and redevelopment to provide 43 apartments and a three-bed dwelling at 22-33 and 40-51 Summerhouse Way, Abbots Langley. There was no recommendation for approval or refusal of permission and the application will be referred to a future meeting following an issues report.
 - b) 17/1136/FUL - Conversion of club house to community building including cafe and function room, YMCA, Leavesden Country Park North, College Road, Abbots Langley, which was approved.

Abbots Langley Parish Council

- ii. Councillor Owen Roe will attend the meeting at Three Rivers on 17th August with Councillor Liz Burns attending on 14th September and Councillor Jean Bowman on 19th October 2017.

The meeting closed at 9.17 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 9th August 2017

Appendix A1

1. **17/0805/FUL** ALPC meeting 07/06/2017
Tornado Junior Sports Club Highwoodhall Lane Pimlico Hertfordshire -
Replacement clubhouse for Mr Stephen Mogan.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **17/1089/FUL** ALPC meeting 07/06/2017
24 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Proposed single storey
side and rear extension for Mr G Johnson.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **17/1131/HCR3** ALPC meeting 07/06/2017
Waterdale Transfer Station St Albans Road Garston Watford Hertfordshire WD2 7PR
- Herts County Council Regulation 3: Proposed creation of a permanent re use
centre modular building and siting of two storage units at Waterdale Waste
Transfer Station for Mr Chay Dempster.
ALPC Comment: No objections.
TRDC Decision: No objection
4. **17/1055/FUL** ALPC meeting 28/06/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **17/1091/FUL** ALPC meeting 28/06/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **17/1116/CLED** ALPC meeting 28/06/2017
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 an equipment for KLM Properties Ltd.
ALPC Comment: 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.
TRDC Decision: Withdrawn
7. **17/1136/FUL** ALPC meeting 28/06/2017
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.

Abbots Langley Parish Council

ALPC Comment: No objections. Members fully support this development as it is in the community interest.

TRDC Decision: Approved

8. 17/1109/FUL

ALPC meeting 28/06/2017

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.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed development would constitute inappropriate development within the Green Belt due to the disproportionate nature of the proposed development in relation to the original dwelling and would result in actual harm to visual amenity and openness of the Green Belt. No very special circumstances have been identified to outweigh the harm to the Green Belt. As such the proposed development does not comply with Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

9. 17/0974/FUL

ALPC meeting 28/06/2017

42 High Street Abbots Langley WD5 0AR - Installation of ATM machine for Mrs Ling Dadswell.

ALPC Comment: 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.

TRDC Decision: Approved

10. 17/1144/FUL

ALPC meeting 28/06/2017

24 Blenheim Road Abbots Langley WD5 0TG - Single storey front and side extension for Mrs Blencowe.

ALPC Comment: No objections.

TRDC Decision: Withdrawn

11. 17/1225/FUL

ALPC meeting 28/06/2017

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.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposal would significantly increase the bulk and mass of the dwelling with the size, scale and design of the extensions resulting in a disproportionate development which would be excessively prominent within the streetscene and harmful to the character of the host dwelling. It would therefore be inappropriate development and it would also cause harm to the openness of the Green Belt. There are no very special circumstances to outweigh this harm and the development would be contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.

Abbots Langley Parish Council

12. 17/1245/FUL

ALPC meeting 19/07/2017

19 Parnell Close Abbots Langley WD5 0DZ - Single storey front extension, two storey rear extension and insertion of new vehicular access to serve drive for Mrs Andreea Ralea.

ALPC Comment: No objections.

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 9th August 2017

Appendix B1

1. 17/1417/FUL Valid date: 14/07/2017
30 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Single storey front extension for Mr J Goodman.
No objections.
2. 17/1483/FUL Valid date: 14/07/2017
51 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Single storey front and side extension for Mr J Duggett.
No objections.
3. 17/1232/FUL Valid date: 17/07/2017
52 Hazelbury Avenue Abbots Langley WD5 0DF - Replacement single storey rear extension for Mrs Rachel Bignell.
No objections.
4. 17/1381/FUL Valid date: 12/07/2017
65 Toms Lane Kings Langley WD4 8NJ - Loft conversion including rear dormer and front rooflights for Mr and Mrs Cornell.
No objections.
5. 17/1450/FUL Valid date: 14/07/2017
6 St Lawrence Close Abbots Langley WD5 0AU - Single storey side and rear extensions, conversion of garage into habitable accommodation, front in-fill extension and insertion of canopy to front elevation for Mrs Corcoran.
Members have no objections to the side and rear extensions, however the property does fall in the conservation area and the front infill and canopy could detract from the overall appearance of the row of houses but as alterations have already been carried out on the other properties, there are no real grounds for objection.
6. 17/1432/FUL Valid date: 14/07/2017
50 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing garage, construction of two storey side extension, part single, part two storey rear extension and loft conversion including front and rear dormers for Mrs Carmen Gonzalez.
No objections but there may be civil matters involved regarding party wall.
7. 17/1515/FUL Valid date: 18/07/2017
Highpoint 56 Harthall Lane Kings Langley WD4 8JH - Demolition of existing garages, erection of part two storey and part first floor side extension and car port to side for Mr Ferrazano.
No objections.
8. 17/1354/FUL Valid date: 19/07/2017
162 Abbots Road Abbots Langley WD5 0BL - Demolition of existing dwelling and construction of three storey block of six flats with associated works including bin store, parking and new vehicular access for Davis Samson Developments.
No objections.
9. 17/1482/FUL Valid date: 21/07/2017
18 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of no. 18 Gallows Hill Lane and construction of five detached dwellings on land to the rear

Abbots Langley Parish Council

with associated access, landscaping, parking and alterations to existing access for Mr Peter MacGregor.

Following approval of application 16/2286/FUL for a development of four dwellings, Members object to this latest application to include a fifth property on the site which would be overdevelopment, with garden/plot sizes out of keeping with neighbouring properties and insufficient parking for four and five bedroomed houses. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

10. 17/1462/FUL Valid date: 21/07/2017
11 Edson Close Leavesden WD25 7BX - Single storey rear extension and conversion of garage into habitable accommodation for Caroline Jennifer Neale.
Members have concerns about the lack of provision for parking for this four bedroomed town house in a congested cul-de-sac.
11. 17/1559/FUL Valid date: 21/07/2017
92 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing conservatory and erection of a larger rear conservatory for Mr and Mrs Trotter.
No objections.
12. 17/1463/FUL Valid date: 24/07/2017
28 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Single storey rear extension for Mrs Tina Bhudia.
Withdrawn.
13. 17/1579/FUL Valid date: 26/07/2017
54 Kindersley Way Abbots Langley WD5 0DQ - Single storey rear extension for Mr and Mrs Gooden.
No objections.
14. 17/1546/LBC Valid date: 27/07/2017
Alfreda Cottage 9A High Street Abbots Langley WD5 0AA - Listed Building Consent: Replacement glazing and roof to existing conservatory for Mr and Mrs Giles.
No objections.
15. 17/1628/FUL Valid date: 01/08/2017
123 Abbots Road Abbots Langley WD5 0BJ - Demolition of existing conservatory, erection of two storey front extension, single storey rear extension and new front porch for Mr and Mrs Shilver and Anuja Patel.
No objections.
16. 17/1608/FUL Valid date: 03/08/2017
The Copse Woodside Road Abbots Langley Hertfordshire - Variation of Conditions 9 (Refuse Stores) and 11 (Landscaping) of planning permission 15/2000/AOD (Approval of Details: Details pursuant to Condition 1 of outline planning permission 13/0046/OUT comprising appearance, landscaping, layout and scale for demolition of Crossways and Eric Shepherd Unit and redevelopment to provide 12 houses and 8 affordable flats with associated access) to alter external finish of bin stores and alter landscaping scheme for Mr William Smith.
Members strongly object to the application for variation of the approved landscaping plan to now exclude the planting designed to provide a screen between the new properties and the existing houses in Harlech Road, in particular the fruit trees which would have gone some way to replacing those destroyed by the new development. The approved plan (15/2000/AOD) should be adhered to as it is an important part of the original consent. If officers are

Abbots Langley Parish Council

minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

17. 17/1545/FUL

Valid date: 31/07/2017

Alfreda Cottage 9A High Street Abbots Langley WD5 0AA - Replacement glazing and roof to existing conservatory for Mr and Mrs Giles.

No objections.

18. 17/1576/FUL

Valid date: 31/07/2017

11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Retrospective: Part change of use of land (including outbuilding) from residential to a mixed use: residential (class C3) and storage (Use Class B8) and erection of three storage containers for Mr Jason Bone.

Members object to this development as it is entirely inappropriate for the area. The proposed use of the containers for the storage of flowers, will require refrigeration units, creating a risk of noise nuisance to neighbouring properties together with large delivery vehicles causing disturbance.

19. 17/1589/FUL

Valid date: 03/08/2017

37 Lemonfield Drive Garston WD25 9TP - Change of use to residential curtilage and erection of 2m high boundary treatment for Mr and Mrs Robert Young.

Members object to the proposed enclosure of the existing grass verge with a 2 metre fence which will obstruct the view of oncoming vehicles on this bend in the road opposite a childrens play area and parking bays and also to the loss of an open green amenity space. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

20. 17/1539/FUL

Valid date: 03/08/2017

21 Linnet Road Abbots Langley WD5 0GN - Conversion of garage into habitable accommodation and alterations to fenestration for Mr C Dowding.

No objections.