

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 20th September 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 Allison Ward

Officers: Tim Perkins - Clerk to the Council

The meeting opened at 7:35 pm.

187. Apologies for absence

Apologies were received, accepted and recorded from Councillor Brenda Kersey, Jane Lay, Robin Powell and John Wyatt (all unavailable).

188. Declarations of interest

Councillor Jean Bowman declared an interest in application 17/1847/FUL (apx. B1, item 11.) as the applicants are known to her.

189. Public participation

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

190. Minutes of the Meetings

It was proposed by Councillor Liz Burns, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 19th July, 9th August and 30th August 2017, copies of which had been sent to all Members of the Parish Council prior to the meeting, be taken as read and were signed by the Chairman as a correct record.

191. Planning Decisions from Three Rivers District Council

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

192. 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.

193. Three Rivers District Council - Planning Committee

- i. Councillor Jean Bowman attended the Planning Committee meeting on 14th September 2017. Application 17/1276/DSI, 18 Gallows Hill Lane was considered and approved with landscaping and sizing requirements for the garages.
- ii. Councillor Owen Roe will attend the meeting on 19th October 2017 and Councillor Jean Bowman on 16th November 2017.

194. Planning Appeals

Members noted the following planning appeals which had been refused.

17/0325/FUL - 25 Langley Lane, Abbots Langley - Subdivision of plot and erection of one detached dwelling to rear with associated landscaping and access.

Appeal ref: APP/P1940/W/17/3176813.

17/0038/FUL - Bell Lane Farm, Bell Lane, Bedmond, Abbots Langley - Part two storey part single storey rear extension.

Appeal ref: APP/P1940/D/17/3175033.

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176/2201/FUL - 29 Langley Lane, Abbots Langley - Subdivision of plot and erection of one detached dwelling to rear including construction of new vehicular access onto Shirley Road.
Appeal ref: APP/P1940/W/17/3179780

195. Hertfordshire County Council

Members noted the approval decision on the 15th August 2017 of the application for the proposed creation of a permanent re-use centre modular building and siting of two storage units at Waterdale Waste Transfer Station, St Albans Road, Garston, Watford.

The meeting closed at 8:27 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 20th September 2017

Appendix A1

1. 17/1432/FUL ALPC meeting 09/08/2017

50 Gallows Hill Lane Abbots Langley WD5 - 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.

ALPC Comment: No objections but there may be civil matters involved regarding party wall.

TRDC Decision: Approved.
2. 17/1388/FUL ALPC meeting 19/07/2017

Leavesden Court Mallard Road Abbots Langley WD5 OGT - Construction of two attached two storey dwelling houses with associated parking and landscaping and construction of six new parking spaces for Mr Daniel Leon.

ALPC Comment: Members have no objections if the proposal prevents further development on this sensitive site providing sufficient measures are taken, in accordance with the Arboricultural Analysis, to ensure the safety of the existing trees, some of which are protected.

TRDC Decision: Refused - 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. 17/ 1152/FUL ALPC meeting 28/06/2017

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

ALPC Comment: 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.

TRDC Decision: Approved.
4. 17/1579/FUL ALPC meeting 09/08/2017

54 Kindersley Way Abbots Langley WD5 0DQ - Single storey rear extension for Mr and Mrs Gooden.

ALPC Comment: No objections.

TRDC Decision: Approved.
5. 17/1559/FUL ALPC meeting 09/08/2017

92 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing conservatory and erection of a larger rear conservatory for Mr and Mrs Trotter

ALPC Comment: No objections.

TRDC Decision: Approved.

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6. 17/1410/FUL ALPC meeting 19/07/2017
61 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension for Mr and Mrs Bradshaw.
ALPC Comment: No objections.
TRDC Decision: Approved.
7. 17/1352/FUL ALPC meeting 19/07/2017
23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Part two storey, part first floor side extension, alterations to roof of existing ground floor projection, loft conversion including increase in ridge height and insertion of rooflights and part conversion of garage into habitable accommodation for Mr and Mrs Driscoll.
ALPC Comment: No objections.
TRDC Decision: Refused - The proposed development by virtue of its increase in floorspace cumulatively with previous extensions and increase in ridge height and bulk and massing of the roof would result in disproportionate additions over and above the size of the original dwelling and would constitute an inappropriate form of development which by definition would be harmful to the Green Belt. The development would also result in harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and the actual harm. As such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011). Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
8. 17/1601/FUL ALPC meeting 30/08/2017
6 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Single storey rear extension for Mr N Pakatanu
ALPC Comment: No objections.
TRDC Decision: Approved.
9. 17/1462/FUL ALPC meeting 09/08/2017
11 Edson Close Leavesden WD25 7BX - Single storey rear extension and conversion of garage into habitable accommodation for Caroline Jennifer Neale
ALPC Comment: Members have concerns about the lack of provision for parking for this four bedroomed town house in a congested cul-de-sac.
TRDC Decision: Approved.
10. 17/1417/FUL ALPC meeting 09/08/2017
30 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Single storey front extension for Mr J Goodman
ALPC Comment: No objections.
TRDC Decision: Approved.
11. 17/1408/FUL ALPC meeting 19/07/2017
Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Loft conversion including insertion of side dormers for Mr Paul Brennan
ALPC Comment: Members feel the loft conversion with side dormers is of no architectural merit and out of keeping with this area in the green belt.
TRDC Decision: Refused - 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

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Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

- 12. 17/1381/FUL** ALPC meeting 09/08/2017
65 Toms Lane Kings Langley WD4 8NJ - Loft conversion including rear dormer and front rooflights for Mr and Mrs Cornell
ALPC Comment: No objections.
TRDC Decision: Approved.
- 13. 17/1515/FUL** ALPC meeting 09/08/2017
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
ALPC Comment: No objections.
TRDC Decision: Refused - 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 harm the openness of the Green Belt. The proposal would therefore be an inappropriate form of development within the Metropolitan Green Belt, which is, by definition harmful to 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.
- 14. 17/1354/FUL** ALPC meeting 09/08/2017
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
ALPC Comment: No objections.
TRDC Decision: Refused - refer to website as no decision notice is available. The Landscape Officer Consultee comments that he is unable to support this application in its current form and recommends refusal.

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Planning applications to be considered on 20th September 2017

Appendix B1

1. 17/1742/FUL Valid date: 24/08/2017
7 Cardiff Way Abbots Langley WD5 0TT - Conversion of garages and alterations to fenestration for Mr Gerard Canisius.
No objections
2. 17/1748/FUL Valid date: 24/08/2017
50 Lemonfield Drive Garston Watford Hertfordshire WD25 - Single storey side and rear extension for Mr SS Bavishi.
No objections
3. 17/1811/LBC Valid date: 28/08/2017
The Hollies 29 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Listed Building Consent: Installation of metal hand rail for Mrs King
No objections
4. 17/1685/FUL Valid date: 28/08/2017
The Hollies 29 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Installation of metal hand rail for Mrs P King.
No objections
5. 17/1743/FUL Valid date: 01/09/2017
Leavesden Country Park College Road Abbots Langley Hertfordshire - Construction of single storey education building and landscaping works to Country Park including creation of a heritage trail with sculptures, remembrance garden and works to boundary treatment including installation of brick pier and railings along College Road for Mr Simon Green
No objections. Members fully support this application.
6. 17/1838/FUL Valid date: 01/09/2017
153 Toms Lane Kings Langley WD4 8PA - Single storey rear extension for Mr Crawley.
No objections
7. 17/1710/FUL Valid date: 04/09/2017
Beck House 70B Station Road Kings Langley WD4 8LB - Installation of two single storey office buildings for Mrs Eleanor Dix.
No objections providing the extension does not exceed the 40% guidance for properties within the green belt.
8. 17/1843/FUL Valid date: 01/09/2017
Land Adjacent To 1-8 Adrian Road Abbots Langley Hertfordshire - Erection of two storey detached dwelling with associated landscaping and parking for Mr J Gomme.
No objections. Members are aware that there is currently an ongoing civil action relating to a freehold bin store and underground services on this site.
Members ask that permission is withheld until this matter is resolved as it may have a material impact on the final design and application.
It is noted that this application is just within the conservation area.

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9. 17/1825/FUL

Valid date: 01/09/2017

Three Acres Toms Lane Kings Langley WD4 8NA - Demolition of existing dwelling and builders yard buildings and redevelopment of the site with four detached dwellings and associated gardens and car parking with access to the dwellings via existing entrance to the site from Toms Lane for Mr Phil Longuehay.

Members are concerned that this is a new build in the green belt.

There are specific concerns about vehicle access during and post construction. If a vehicle is exiting the single vehicle width access way from the site this could cause vehicles entering the site to obstruct this narrow part of Toms Lane, which also does not benefit from a safe pedestrian footpath. This area is used extensively by pedestrian of all of all ages and capabilities.

If officers are minded to approve this application then members request that it is referred to Three Rivers Planning Committee for consideration.

10. 17/1812/PDNT

Valid date: 06/09/2017

Gallows Hill Lane Opposite Hazelwood Lane Abbots Langley Hertfordshire - Permitted Development Notice Telecommunications: The installation of a 12m high monopole, equipment cabinet, retention of decommissioned monopole and associated works for MBNL.

No objections

11. 17/1847/FUL

Valid date: 07/09/2017

Bell Lane Farm Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Demolition of existing garage and outbuildings and erection of new detached garage for Mr Dennis Kenneally.

No objections

12. 17/1852/FUL

Valid date: 08/09/2017

7 Toms Lane Kings Langley WD4 8NA - Single storey rear conservatory for Mr & Mrs Clements.

No objections providing the extension does not exceed the 40% guidance for properties within the green belt.

13. 17/1879/FUL

Valid date: 11/09/2017

70 Harlech Road Abbots Langley WD5 0BF - Installation of two ground floor flank windows for Mr & Mrs Stuart Twitchin.

No objections