

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 22<sup>nd</sup> November 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 Brenda Kersey Councillor Jane Lay Councillor Alison Ward
Officers:	Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

### 255. Apologies for absence

Apologies were received, accepted and recorded from Councillors Robin Powell and John Wyatt, both unavailable.

### 256. Declarations of interest

None

### 257. Public Participation

Mr Haydon Robinson, Bramblewood, Harthall Lane, Kings Langley, WD4 8JW signed in to speak in favour of application 17/2290/FUL (Apx. B1 no. 14.).

### 258. Minutes of the Meeting

It was proposed by Councillor David Major and seconded by Councillor Liz Burns and **RESOLVED** that the minutes of the meeting of 1<sup>st</sup> November be amended. The response to application list item 17, 17/2212/FUL to read:

*“No objections providing the extension does not exceed the 40% increase size guidance for properties within the green belt that also includes any previous extensions to the original building”*

The Clerk will amend the minutes accordingly, but as the deadline for comments on the application has passed there is now a mismatch between the minutes and the comments submitted to Three Rivers District Council.

It was proposed by Councillor Liz Burns and seconded by Councillor Jean Bowman and **RESOLVED** that excepting the above all other minutes were approved.

### 259. Planning Decisions from Three Rivers District Council

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

### 260. 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.

### 261. Three Rivers District Council - Planning Committee

Councillor Jean Bowman attend the committee meeting on 16<sup>th</sup> November 2017.

Application 17/1825/FUL, Three Acres, Toms Lane, Kings Langley was discussed.

The developers have been sympathetic to the objections previously raised and these have been taken into consideration in the latest application. Based on the amendments the committee approved the application.

As previously agreed Councillor Owen Roe will attend the meeting on 14<sup>th</sup> December 2017.

**Abbots Langley Parish Council**

**262. Consultations - Dacorum Borough Council Local Plan**

Members deferred consideration of the above until the 6<sup>th</sup> December 2017 meeting of this committee.

The Clerk advised that any submission would need to be agreed at that meeting as the closing date for comments was 13<sup>th</sup> December 2017.

**263. Budget 2018-2019**

Members noted the draft budget. The proposed expenditure is appropriate for the expenditure planned for the coming financial year and the committee would discuss project detail at a future meeting.

The meeting closed at 8.56 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 22<sup>nd</sup> November 2017

#### Appendix A1

1. 17/1921/FUL ALPC meeting 11/10/2017  
35 The Fairway Abbots Langley Hertfordshire WD5 0JX - Two storey side extension and single storey rear extension for Mr Callan. See also 17/1928/PDE & 17/1929/PDE Prior Approval: Single storey rear extension (depth 4.5 metres, maximum height 3.07 metres and eaves height 2.58 metres).  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.
2. 17/1843/FUL ALPC meeting 20/09/2017  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved.
3. 17/2123/FUL ALPC meeting 01/11/2017  
8 Burbridge Road Leavesden WD25 7NA - Installation of a window and door into the side wall of the garage for Mr & Mrs Khan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.
4. 17/2030/FUL ALPC meeting 11/10/2017  
12 Offord Grove Leavesden Watford Hertfordshire WD25 7NE - Conversion of garage into habitable accommodation for Mr And Mrs Levy.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.
5. 17/2000/FUL ALPC meeting 11/10/2017  
36 Marlin Square Abbots Langley WD5 0EG - Two storey rear extension for Mr & Mrs Moore.  
**ALPC Comment:** Members have concerns over the proximity to 36a Marlin Square and note that 36a Marlin Square is not on the list provided to the Parish Council of neighbours that have been consulted.  
**TRDC Decision:** Approved.
6. 17/1954/FUL ALPC meeting 11/10/2017  
6 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Two storey rear extension and loft conversion including increase in ridge height and insertion of rooflights and extension to raised patio to rear for Mr Callan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.

## Abbots Langley Parish Council

7. 17/1852/FUL ALPC meeting 20/09/2017  
7 Toms Lane Kings Langley WD4 8NA - Single storey rear conservatory for Mr & Mrs Clements.  
**ALPC Comment:** No objections providing the extension does not exceed the 40% guidance for properties within the green belt.  
**TRDC Decision:** Application Refused.  
**Reason:** The proposed development would constitute inappropriate development within the Green Belt due to the disproportionate nature of the proposed rear extension together and would result in actual harm to the 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.
8. 17/1847/FUL ALPC meeting 20/09/2017  
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 Kennelly.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.
9. 17/1988/ADV ALPC meeting 11/10/2017  
Co-Op 7 Cunningham Way Leavesden Abbots Langley Hertfordshire WD25 7NG - Advertisement Consent: Erection of internally illuminated replacement signage including projecting signs for Co Op Food.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.
10. 17/2186/FUL ALPC meeting  
53-55 Cheshire Drive Leavesden WD25 7GP - Variation of Condition 7 (Affordable Housing) of planning permission 15/0436/FUL to allow for shared ownership affordable housing for Roger Mahoney.  
**ALPC Comment:** Members were concerned about the further loss of properties in this area that are available for affordable rent.  
**TRDC Decision:** Application Withdrawn
11. 17/2061/FUL ALPC meeting 11/10/2017  
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension to adjoin garage to dwelling and conversion of garage into habitable accommodation for Mr B Singh.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.
12. 17/2013/FUL ALPC meeting 11/10/2017  
43 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Single storey rear extension and extension to raised patio to rear for Mr Tom Lacey.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved.

**Abbots Langley Parish Council**

**13. 17/1907/FUL**

ALPC meeting 11/10/2017

121 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Part two, part single storey side and rear extensions for Mr K Davari.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved.

Abbots Langley Parish Council

Planning applications considered on 22<sup>nd</sup> November 2017

Appendix B1

1. **17/2264/FUL** Valid date: 04/10/2017  
52 Tibbs Hill Road Abbots Langley WD5 0EB - Two storey side extension and single storey front and rear extensions for Mr J Burke.  
**No objections.**
2. **17/2216/RSP** Valid date: 26/10/2017  
Former High Herts Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Restrospective: Temporary consent (2 years) for mobile home for use as a rural workers dwelling in connection with High Herts Equestrian Centre applicants name not available.  
**No objections.**
3. **17/2271/FUL** Valid date: 27/10/2017  
19 Lauderdale Road Hunton Bridge WD4 8QA - Two storey rear extension, single storey rear extension and extension to basement to create raised terrace to the rear and alterations to existing garage for Mr Barry McKinnon.  
**No objections.**
4. **17/2240/FUL** Valid date: 31/10/2017  
Warner Bros. Studio Tour London Studio Tour Drive Leavesden Watford Hertfordshire WD25 7LR - Extensions and additions to the Studio Tour with associated parking, drainage, landscaping and enabling works (including the provision of temporary reception facilities) and a variation to the S106 to allow the Studio Tour to open at 9am on Sundays, on a permanent basis for Mr David Bisoni.  
**No objections.**
5. **17/2252/FUL** Valid date: 27/10/2017  
2 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Loft conversion including dormers to front and rooflights to rear for Mr C Wynn-Owen.  
**No objections.**
6. **17/2164/FUL** Valid date: 31/10/2017  
24 Blenheim Road Abbots Langley Hertfordshire WD5 0TG - Single storey front and side extension for Mrs Blencowe.  
**No objections.**
7. **17/2270/FUL** Valid date: 31/10/2017  
Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Increase in height of existing crown roof to match existing bungalow, loft conversion including insertion of dormers and rooflights for Mr Paul Brennan.  
**No objections.**
8. **17/2183/FUL** Valid date: 01/11/2017  
Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR - Single storey shop extension and alterations to parking for Motor Fuel Group.  
**No objections.**
9. **17/2331/FUL** Valid date: 07/11/2017  
31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr P Realmuto.  
**No objections. Members are concerned about the impact the development will have on the availability of parking in this already congested area.**

Abbots Langley Parish Council

10. 17/2304/FUL Valid date: 08/11/2017  
117 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and alterations to fenestration for Mr Derek Bolton.  
**No objections.**
11. 17/2342/PDA Valid date:  
Barn Highland Farm Hyde Lane Pimlico Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works applicants name not available.  
**No objections. Members feel the proposed development lacks sympathy with the rural setting.**
12. 17/2269/FUL Valid date: 10/11/2017  
33 South Way Abbots Langley WD5 0JL - Replacement front porch and single storey rear extension and insertion of rooflight to front for Mr & Mrs Choughari.  
**No objections.**
13. 17/2361/FUL Valid date: 08/11/2017  
37 Mallard Road Abbots Langley Hertfordshire WD5 0GE - First floor side extension and internal alterations for Mr Kevin Charman.  
**No objections.**
14. 17/2290/FUL Valid date: 09/11/2017  
Bramblewood Harthall Lane Kings Langley WD4 8JN - Single storey side extension to existing garage, removal of existing garage roof and installation of solar panels on top of the new flat roof and associated landscaping for Mr Haydon Robinson  
**No objections. Members supported the energy saving principals that underpin the application.**
15. 17/2333/FUL Valid date: 06/11/2017  
153 Toms Lane Kings Langley WD4 8PA - Single storey rear extension for Mr Crawley.  
**No objections.**