

**Abbots Langley Parish Council**

**Minutes of the Planning & Highways Committee Meeting held at 7.30 pm on Wednesday 6<sup>th</sup> December 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 Robin Powell  
Officers: Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

**282. Apologies for absence**

Apologies were received, accepted and recorded from Councillors Jane Lay, Brenda Kersey, Alison Ward and John Wyatt, both unavailable.

**283. Declarations of interest**

None

**284. Public Participation**

None

**285. Planning Decisions from Three Rivers District Council**

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

**286. 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.

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

Members discussed the above and asked that the following comments be submitted in response to the above consultation:

“Abbots Langley has already absorbed a significant amount of development on green and brownfield sites. The parish shares a boundary with Dacorum District Council.

Members are concerned that if significant development was to go ahead in the Kings Langley, Nash Mills and Apsley areas due consideration be given to the wider shared local infrastructure, particularly roads, public transport, educational and whole of life medical services.

Regard must also be given to traffic volumes, the impact this will have on local air quality and the potential impact on public health.

Traffic congestion is already a major concern across the district and parish boundaries, if development was to go ahead then significant improvements will be required to the current road infrastructure.”

The meeting closed at 8.26 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 6<sup>th</sup> December 2017

#### Appendix A1

1. 17/1767/FUL ALPC meeting 11/10/2017

Millers Court Broomfield Rise Abbots Langley Hertfordshire - Variation of Condition 11 (Affordable Housing Provision) of planning permission 17/1152/FUL to allow a mortgagee in possession clause to be added for Mr Mark Addo-Quaye

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
2. 17/1944/RSP ALPC meeting 11/10/2017

Chestnut Lodge Allans Way Abbots Langley Hertfordshire - Construction of detached garage for Mr G Johnson.

**ALPC Comment:** No objections providing the building is retained as a garage in the future and remains subordinate to the main dwelling. Members have concerns for the openness of the green belt and the creeping development on this site.

**TRDC Decision:** Approved
3. 17/2034/FUL ALPC meeting 11/10/2017

141 Coates Way Garston WD25 9PF - Single storey side and rear extensions and insertion of roof canopy to front for Mr John Simmons.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. 17/2071/FUL ALPC meeting 11/10/2017

142 Toms Lane Kings Langley WD4 8NY - Single storey side and rear extensions and front porch extension for Mr Anthony Power.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reasons:** The proposed development, by virtue of its scale, bulk and massing would constitute inappropriate development within the Metropolitan Green Belt. The development also results in a prominent feature within the landscape and would result in actual harm to the character, visual amenity and openness of the Green Belt and area. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm and the development 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 NPPF.
5. 17/1987/FUL ALPC meeting 01/11/2017

130 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Front porch extension for Mr Tony Vodden.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
6. 17/2132/RSP ALPC meeting 01/11/2017

Paprika 15 High Street Bedmond WD5 0QP - First floor side extension and alterations to elevations of existing building for Mr Holloway.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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**7. 17/1825/FUL**

ALPC meeting 20/09/2017

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.

**ALPC Comment:** 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.

**TRDC Decision:** Approved

**8. 17/1967/CLED**

ALPC meeting 11/10/2017

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.

**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 and question whether business rates have been paid in support of the claim that this is a long standing business use.

**TRDC Decision:** Approved

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Planning applications considered on 6<sup>th</sup> December 2017

Appendix B1

1. **17/2386/FUL** Valid date: 15/11/2017  
64 The Crescent Abbots Langley WD5 0DS - Part single, part two storey side and rear extension and conversion of garage into habitable accommodation for Mr and Mrs Cresswell.  
**No objections.**
2. **17/2377/FUL** Valid date: 16/11/2017  
The Swan Bedmond Road Pimlico HP3 8SH - Proposed alterations to single storey side extension including addition of pitched roof, glazed porch extension between dwelling and office, insertion of roof light to kitchen roof, and new entrance gates, fencing and railings for Mrs Sharon Axcell.  
**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.**
3. **17/2226/LBC** Valid date: 16/11/2017  
The Swan Bedmond Road Pimlico HP3 8SH - Listed Building Consent: Proposed alterations to single storey side extension including addition of pitched roof, glazed porch extension between dwelling and office, insertion of rooflight to kitchen roof for Mrs Sharon Axcell.  
**As 17/2377/FUL (above).**
4. **17/2417/FUL** Valid date: 16/11/2017  
22 Magnolia Avenue Abbots Langley WD5 0SW - Conversion of garage to habitable room for Mr R Mitchell.  
**No objections.**
5. **17/2422/LBC** Valid date: 20/11/2017  
11 Gallows Hill Abbots Langley WD4 8PG - Listed Building Consent: Construction of single storey orangery to rear and alterations to raised terrace for Mr Lewis Baker.  
**No objections. Providing the materials used are in keeping with the current building.**
6. **17/2410/FUL** Valid date: 22/11/2017  
2 Gallows Hill Lane Abbots Langley Hertfordshire WD5 ODA - Single storey side extension, two storey rear extension and loft conversion including front and rear dormers for Mr Paul Forestal.  
**No objections.**
7. **17/1999/RSP** Valid date: 22/11/2017  
9 Hunton Close Hunton Bridge WD4 8FT - Part Retrospective: Conversion of garage into habitable accommodation and single storey front extension for Mr James Reuben.  
**No objections.**
8. **17/2431/FUL** Valid date: 22/11/2017  
19 Upper Highway Abbots Langley WD4 8PP - Demolition of existing conservatory and single storey lean to extension and construction of two storey side and rear extension for Mr Robert Ferry.  
**No objections.**

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9. 17/2471/FUL

Valid date: 24/11/2017

14 Blenheim Road Abbots Langley Hertfordshire WD5 0TG - Part two, part single storey rear extension and partial garage conversion for Mr and Mrs Stephenson.

**No objections.**