

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 21st February 2018 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.

343. Apologies for absence

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

344. Declarations of interest

There were no declarations of interest.

345. Public participation

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

346. Planning Decisions from Three Rivers District Council

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

347. 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.

348. Consultations

i. South Way, Abbots Langley - Parking Restrictions

Members support the general principle to the double yellow lines, but asked that consideration be given to:

- a. Reducing the extent of the parking restrictions towards the junction of South Way and Furtherfield.
- b. The effect displacement parking will have on the nearby residential roads.

Given the size of the site members were disappointed that car parking provision had not been included in the initial development of the play area.

ii. Hertfordshire County Council - Waste Planning

Members noted the report.

349. Budget 2018-2019

Members will include the following projects in the above.

- i. Waste bin at the Love Lane bus shelter.
- ii. Signage to the planned toilet block in the Manor House playing fields.
- iii. Bench on Langley Road. Possibly on triangle of land to the right of the footpath adjacent to the Scout's hall. or Parish Council land on the office site.

Abbots Langley Parish Council

350. Highways and Transport Matters

Members noted the temporary road closures:

- i. Station Road, Kings Langley from its junction with Gallows Hill north westwards to its junction with Home Park Mill Link.
- ii. Harthall Lane from its junction with Primrose Hill to its junction with Bedmond Road, except for access.

The orders come into effect in March 2018 and are valid for a period of up to eighteen months. The actual times of closure will be indicated by signs.

The meeting closed at 8.35 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 21st February 2018

Appendix A1

1. 17/1290/FUL ALPC meeting 19/07/2017

22-33 And 40-51 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Demolition of 24 existing apartments and redevelopment to provide 43 apartments (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associated development including parking and landscaping for Mr Jack Burnham.

ALPC Comment: Members very strongly object to this proposal which results in a loss of 23 social housing units to be replaced with 23 affordable rented properties which, based on the average house prices for the area, will be considerably more expensive. With the other 20 proposed properties being shared ownership and 1 house for market sale, the application results in no gain at all of much needed social rented accommodation. Also the cramped design of the new units is inferior to the original dwellings which have separate kitchens and larger bedrooms. If approved, a condition should be added that the social element of the development should remain as such in perpetuity.

TRDC Decision: Approved
2. 17/2290/FUL ALPC meeting 22/11/2017

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.

ALPC Comment: No objections. Members supported the energy saving principals that underpin the application.

TRDC Decision: Refused

Reason: The proposal would significantly increase the bulk and mass of the garage with the size, scale and design of the extension resulting in a disproportionate extension which would not be subordinate to the host dwelling. It would therefore be inappropriate development and would cause harm to the openness of the Green Belt and result in the encroachment of development to the countryside contrary to one of the purposes 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 DM, DM2, DM5 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
3. 17/2470/FUL ALPC meeting 20/12/2017

70 Toms Lane Kings Langley WD4 8NB - Two storey side and single storey rear extension for Mr Danny Gladman.

ALPC Comment: Members object to this proposal as the first floor element of the side extension is too close to the neighbouring boundary and the increase in the footprint of the original dwelling is well in excess of the 40% guidance for properties within the green belt.

TRDC Decision: Approved
4. 17/2484/FUL ALPC meeting 20/12/2017

10 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ - Two storey side extension and front porch for Mr and Mrs S Airey.

ALPC Comment: No objections.

TRDC Decision: Approved

Abbots Langley Parish Council

5. 17/2498/FUL ALPC meeting 20/12/2017
24 Gallows Hill Lane Abbots Langley WD5 0DA - Two storey side extension and part two storey, part single storey rear extension for Mr and Mrs Terry Doman.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 17/2522/CLED ALPC meeting 20/12/2017
3 Bridger Close Garston WD25 9PB - Certificate of Lawfulness for Existing Development: Loft conversion including rear dormer window for Mr and Mrs Kerrin.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 17/2554/RSP ALPC meeting 20/12/2017
31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Retrospective: Raising of roof on single storey rear extension for Mr D Walker.
ALPC Comment: No objections to the raising of the roof.
TRDC Decision: Approved
8. 17/2613/FUL ALPC meeting 10/01/2018
38 Follett Drive Abbots Langley WD5 0LP - Demolition of existing garage and single storey extension and construction of two storey and single storey side & rear extensions and insertion of rear dormer for Mr A Hinks.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 17/2625/FUL ALPC meeting 10/01/2018
56 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Demolition of existing garage and construction of a two storey side extension and part single part two storey rear extension for Mrs Jo Ray.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 17/2649/FUL ALPC meeting 10/01/2018
154 Abbots Road Abbots Langley WD5 0BL - First floor extension to dwelling to create two storey dwelling, two storey front and rear extensions and new roof to existing single storey rear projection. for Mr Bhagwagar.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 17/2683/FUL ALPC meeting 10/01/2018
24 Trident Road Leavesden WD25 7AN - Loft conversion including the insertion of front and rear rooflights and side gable window for Mr Robert Cuming.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 18/0019/ADV ALPC meeting 31/01/2018
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Advertisement Consent: Erection of internally illuminated signage for Mr David Bioni.
ALPC Comment: No objections.
TRDC Decision: Approved

Abbots Langley Parish Council

13. 18/0044/RSP

ALPC meeting 31/01/2018

12 Popes Road Abbots Langley Hertfordshire WD5 0EY - Retrospective: Single storey side extension for Mr Timothy Drake.

ALPC Comment: Members feel the materials used for the extension should be sympathetic to the existing building.

TRDC Decision: Approved

14. 18/0108/FUL

ALPC meeting 31/01/2018

2 Offord Grove Leavesden WD25 7NE - Conversion of garage into habitable accommodation and addition of windows for Mr Y Wong.

ALPC Comment: No objections.

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications to be considered on 21st February 2018

Appendix B1

1. **18/0221/PDE** Valid date: 31/01/2018
4 Hyde Lane Pimlico Hemel Hempstead Hertfordshire HP3 8SB - Prior Approval: Single storey rear extension (depth 5 metres, maximum height 3.12 metres and eaves height 2.83 metres) for Mr and Mrs J Bird.
No objections.
2. **18/0204/FUL** Valid date: 26/01/2018
90 Roman Gardens Kings Langley Hertfordshire WD4 8LP - First floor side extension and internal alterations for Miss C Evans.
No objections.
3. **18/0240/FUL** Valid date: 02/02/2018
Lonsdale 19 Hyde Lane Nash Mills HP3 8RY - Two-storey rear and single-storey side extension for Mr Barry Deakin.
No objections. Members have concerns that the increase in the footprint of the original dwelling is in excess of the 40% guidance for properties within the green belt.
4. **18/0214/LBC** Valid date: 02/02/2018
St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Listed Building Consent: Removal of existing external paintwork and replacement with more suitable material (limewash) for St Albans Diocesan Board Of Finance.
No objections. Members support this application given the prominence this property has close to the centre of the village.
5. **18/0273/FUL** Valid date: 05/02/2018
26 Cardiff Way Abbots Langley Hertfordshire WD5 0TT - Single storey rear extension; conversion of garage and alterations to fenestration for Mr Paul Felton.
No objections.
6. **18/0277/FUL** Valid date: 07/02/2018
11 Raymond Close Abbots Langley Hertfordshire WD5 0HG - Single storey side and rear extension for Mr Mark Thomas.
No objections.
7. **18/0178/FUL** Valid date: 07/02/2018
Manor House Ground Sport Complex Gallows Hill Lane Abbots Langley Hertfordshire - The refurbishment of existing tennis courts and multi use games area (MUGA) including the removal of adjacent skateboard park, resurfacing of tennis courts, new enclosure, construction of a single storey timber hut, provision of ramps to the gates and provision of outdoor table tennis tables for Mr Tim Perkins.
Members declined to comment on this application as it is freeholder of the Manor House playing fields.
8. **18/0313/FUL** Valid date: 12/02/2018
Paprika 15 High Street Bedmond WD5 0QP - Part Retrospective: First floor side extension and alterations to elevations of existing building (Amendment to planning permission 17/2132/RSP to include a first floor front gable feature) Pursuant to approved planning application ref no. 17/2132/RSP, with slight amendments to front elevation for Mr Holloway.
No objections.

Abbots Langley Parish Council

9. 18/0223/FUL

Valid date: 12/02/2018

Mansion House Farm Bedmond Road Abbots Langley WD5 0QB - Demolition of existing equestrian centre and redevelopment of the land for 15 dwellinghouses and 2 flats (17 units in total) with associated vehicular access, car parking, landscaping and engineering works for Woolbro Morris Ltd.

No objections.

10. 18/0199/FUL

Valid date: 09/02/2018

12 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Removal of existing outbuilding and construction of a larger replacement outbuilding for Mrs D Smith.

No objections.

11. 18/0347/FUL

Valid date 13/02/2018

167 Coates Way Garston Watford Hertfordshire WD25 9PF - Single storey rear extension and alterations to existing roof of rear extension for Mr and Mrs M Hopkins.

No objections.