

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 14th March 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 Brenda Kersey Councillor Jane Lay Councillor Robin Powell
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

375. Apologies for absence

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

376. Declarations of interest

There were no declarations of interest.

377. Public participation

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

378. To confirm the Minutes of the previous meeting

It was proposed by Councillor Liz Burns, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 10th and 31st January and 21st February 2018, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

379. Planning Decisions from Three Rivers District Council

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

380. 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.

381. Three Rivers District Council - Planning Committee

- i. Councillor Liz Burns attended the meeting held on 22nd February 2018 and reported on planning application 17/2695/RSP - Little Lily, Toms Lane, Kings Langley WD4 8NJ, which was approved.
- ii. Attendance at the above meetings:
22nd March 2018 - Councillor Jean Bowman
19th April 2018 - Councillor Owen Roe

382. Highways and Transport Matters

Members noted the various temporary road closures within the parish including: Bell Close and part of Bell Lane, Bedmond; part of College Road from junction with Horseshoe Lane to junction with Harlech Road roundabout; the Harlech Road/Arundel Road roundabout from junction with College Road, clockwise; Primrose Hill, Kings Langley from junction with Toms Lane to Harthall Lane; Gallows Hill, Abbots Langley/Station Road, Kings Langley from junction with Hamilton Road to junction with Home Park Mill Link.

Also the temporary closure of Public Bridleway No 067 from Bell Lane.

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383. Appeals

Members noted the appeals against refusal of planning permission:

- i. 17/2270/FUL - 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. Appeal ref: APP/P1940/D/18/3193162.
- ii. 17/1576/RSP - 11 Bucknalls Lane, Garston - Retrospective: Change of use of land (including outbuilding) from residential to a mixed use: residential (class C3) and storage (class B8) and erection of three storage containers. Appeal ref: APP/P1940/W/17/3191066.

384. Urgent Correspondence

The Chairman varied the agenda to include the following items:

- i. Members discussed the request by an agent, acting on behalf of a potential developer of a site within the parish, for a meeting with the committee and unanimously agreed that it was inappropriate to engage in any discussions at this stage.
- ii. Members noted the current appeal against refusal of planning permission 17/1354/FUL - 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. Appeal ref: APP/P1940/W/17/3190264.

The meeting closed at 9.25 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 14th March 2018

Appendix A1

1. 17/2164/FUL ALPC meeting 22/11/2017
24 Blenheim Road Abbots Langley Hertfordshire WD5 0TG - Single storey front and side extension for Mrs Blencowe.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 17/2598/FUL ALPC meeting 10/01/2018
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Conversion of barn to create a single dwellinghouse with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.
ALPC Comment: No objections.
TRDC Decision: Refused
Reasons: 1. The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. Furthermore, the information fails to demonstrate the extent of works required to support a change of use of the building. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD.
2. The proposed change of use of the land to residential curtilage would result in incursion of residential development and paraphernalia within the open and rural landscape and would constitute inappropriate development and would have a detrimental impact on the openness of the Green Belt. As no very special circumstances exist to outweigh this harm the development would be contrary to Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the NPPF.
3. In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy and the Affordable Housing Supplementary Planning Document.
3. 17/2599/LBC ALPC meeting 10/01/2018
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Listed Building Consent: Conversion of barn to create a single dwelling house with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.
ALPC Comment: No objections.
TRDC Decision: Refused
Reasons: The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. Furthermore, the information fails to demonstrate the extent of works required to support a change of use of the building. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD.

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4. **17/2616/FUL** ALPC meeting 10/01/2018
1 Numbers Farm Egg Farm Lane Kings Langley WD4 8LS - Part single, part two storey rear extension and alterations for Ms Christine Trybus.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **17/2594/FUL** ALPC meeting 10/01/2018
Highpoint 56 Harthall Lane Kings Langley WD4 8JH - Part first floor and part two storey side and rear extension for Mr Ferrazano.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **17/2690/FUL** ALPC meeting 10/01/2018
39 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Lower ground and ground floor rear extension with a lean to roof for Mr Lewis Froy.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **17/2695/RSP** ALPC meeting 10/01/2018
Little Lily Toms Lane Kings Langley Hertfordshire WD4 8NJ - Retrospective: Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking for Mr John Wall-Cash.
ALPC Comment: No objections providing permission is granted for a temporary period of three years. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.
TRDC Decision: Approved
8. **17/2642/FUL** ALPC meeting 10/01/2018
62 Toms Lane Kings Langley WD4 8NB - Single storey side and rear extension for Mr and Mrs Hawkins.
ALPC Comment: 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.
TRDC Decision: Approved
9. **18/0105/FUL** ALPC meeting 31/01/2018
142 Toms Lane Kings Langley WD4 8NY - Single storey side extension and extension to roof for Mr Anthony Power.
ALPC Comment: No objections.
TRDC Decision: Approved

Planning applications considered on 14th March 2018

Appendix B1

1. **18/0262/FUL** Valid date: 03/02/2018
The Copse Woodside Road Abbots Langley WD5 0FR - Variation of Conditions 11 (Landscaping) and 12 (Landscape Management Plan) pursuant to planning permission 15/2000/AOD (Approval of Details): to alter to the landscape scheme for Mr William Smith.
Members again strongly object to the application for variation of the approved landscaping plan to now exclude yet another tree from 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.
2. **18/0305/FUL** Valid date: 14/02/2018
16 Offord Grove Leavesden WD25 7NE - Single storey rear extension for Mr S Dickerson.
No objections.
3. **18/0237/FUL** Valid date: 14/02/2018
53 - 55 Cheshire Drive Leavesden Watford Hertfordshire WD25 7GP - Demolition of the special needs hostel at 53-55 Cheshire Drive and the construction of three storey block of flats of 8 residential units including five two-bed flats, two one-bed flats and one three-bed wheelchair accessible unit with balconies, amenity space and parking for Mrs Jill Gundry.
Members have no objections and welcome the additional social housing to be provided.
4. **18/0363/FUL** Valid date: 16/02/2018
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Construction of Q and S Stages, ancillary production offices and additional toilet block (revised orientation to previous approval) for Mr David Bisoni.
No objections.
5. **18/0346/ PREAPP** Valid date: 15/02/2018
34 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Pre-Application Advice: Proposed first floor side extension above garage and two storey side and rear extension for Mr A Fitzgerald.
Members have concerns about the car parking arrangements for this proposed 4 bedroom house, bearing in mind the loss of the garage and the existing parking restrictions in the area.
6. **18/0239/RSP** Valid date: 15/02/2018
Land At The Rear Of 2 Moore Road Abbots Langley Hertfordshire - Retrospective: Change of use of land from public open space to residential curtilage for Staunton-Jameson.
Members strongly object to the variation of the approved plans and the loss of this valuable public open space in an area which was once all open space and has already been sacrificed to make way for a very large housing estate. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

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7. 18/0192/ADV Valid date: 19/02/2018
Concept House Home Park Mill Link Abbots Langley Hertfordshire - Advertisement Consent: Installation of internally illuminated Totem advertising name of building and tenants for Sir Hossein Yassaie.
No objections.
8. 18/0325/FUL Valid date: 20/02/2018
Cavendish 1A Lauderdale Road Hunton Bridge WD4 8QA - First floor rear infill extension for Mr & Mrs Rajiv Shah.
No objections.
9. 17/2608/OUT Valid date: 16/02/2018
9 Lapwing Way Abbots Langley WD5 0GG - Outline Application: Construction of a new two-bedroom detached dwelling associated amenity space, access and parking including demolition of existing garage and landscaping (appearance, landscaping, layout & scale reserved) for Waller.
Members object to this proposal for a new dwelling which has been contrived to fit a space insufficient for a house, is too close to the adjoining eastern boundary, affects protected trees and provides insufficient parking for both the new and existing properties.
10. 18/0380/FUL Valid date: 21/02/2018
10 Queens Drive Abbots Langley WD5 0NQ - Demolition of existing conservatory and erection of two storey side extension for Mr & Mrs J McLaughlin.
No objections.
11. 18/0217/FUL Valid date: 21/02/2018
6 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - First floor rear side extension for Mr G Ludlow.
Members have no objections but would prefer that the eastern side to the proposed extension in stepped in, particularly as it is only 1 metre from the adjoining boundary.
12. 18/0420/FUL Valid date: 26/02/2018
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 for Mr A Hinks.
No objections.
13. 18/0300/FUL Valid date: 22/02/2018
17A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Part single, part two storey side extension; single storey rear extension; pitched roof to existing two storey front bay feature; alterations to hardstanding and extension to existing dropped kerb for Mr D Smith And Ms J Clarke.
Members support Highways objections with regard to the parking and that there is insufficient provision for what will become a five bedroom property.
14. 18/0392/FUL Valid date: 23/02/2018
45 Upper Highway Abbots Langley WD4 8PP - Loft conversion including hip-to-gable extension, insertion of rear dormer window and front rooflights for Mr & Mrs Bartram.
No objections.

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15. 18/0351/FUL

Valid date: 26/02/2018

Land Adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace for Mr W Dalton.

No objections.

16. 18/0316/FUL

Valid date: 22/02/2018

Little Abbots Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA - Demolition of existing garage building and erection of stable block containing 4no. stables, tack and feed store and tractor/implement shed; construction of manege; and creation of new temporary construction access and extension to existing hardstanding; erection of 1.8m high close boarded fence to frontage and creation of replacement orchard for Mr & Mrs M Hahn.

No objections.

17. 18/0287/FUL

Valid date: 01/03/2018

19 Upper Highway Abbots Langley WD4 8PP - Demolition of existing conservatory and part two storey, part single storey rear and side extension. for Mr Robert Ferry.

No objections.

18. 18/0352/FUL

Valid date: 01/03/2018

17 Hyde Lane Nash Mills HP3 8RY - Single storey rear extension for Mrs Wendy Attwood.

No objections.

19. 18/0425/FUL

Valid date: 05/03/2018

6 Gypsy Lane Hunton Bridge WD4 8PR - Roof extension including increase in ridge height and hip-to-gable extension and insertion of rear dormer windows and front rooflights; part two storey rear extension; lower ground floor extension to rear and alterations to fenestration for Mr Callan.

No objections.