

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 25th April 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.

425. Apologies for absence

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

426. Declarations of interest

There were no declarations of interest.

427. Public participation

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

428. Planning Decisions from Three Rivers District Council

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

429. 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.

430. Three Rivers District Council - Planning Committee

Councillor Owen Roe attended the meeting held on 19th April 2018 at which the following applications falling in the Parish were discussed:

- i. 18/0239/RSP - Retrospective: Change of use of land from public open space to residential curtilage - land at the rear of 2 Moore Road, Abbots Langley WD25 0BE, which was approved despite Members strong objections to the variation of the original plans (15/1026/FUL), resulting in the further loss of open space which was once all open space and in the green belt. Members still feel that this application should not have been approved by the District Council.
- ii. 18/0351/FUL - Erection of 28 residential units at land adjacent to Lakeview, Railway Terrace, Kings Langley, which was noted by the committee and deferred for an issues report until the next meeting.

431. Consultation - National Planning Policy Framework

Members discussed the above consultation after which it was proposed by Councillor David Major, seconded by Councillor Liz Burns and **RESOLVED** that delegated authority be granted to the Planning Officer to collate Members comments for submission, in consultation with the Chairman.

432. Highways and Transport Matters

Members noted the following road closures within the Parish:

- i. Follett Drive, Abbots Langley for its entire length, except for access, from 10:00am to 8:00pm on Sunday 20th May 2018 for the duration of a "Royal Wedding Street Party", when signs are in place.

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- ii. Hyde Lane, Nash Mills from its junction with Bedmond Road, except for access, for utility works. If the Order is made it shall come into force on 14th May 2018 for up to 18 months, however, the restrictions will only take effect at the times indicated by signs on or near the road.

The meeting closed at 8.40 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 25th April 2018

Appendix A1

1. **18/0240/FUL** ALPC meeting 21/02/2018
Lonsdale 19 Hyde Lane Nash Mills HP3 8RY - Two-storey rear and single-storey side extension for Mr Barry Deakin.
ALPC Comment: 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.
TRDC Decision: Approved
2. **18/0273/FUL** ALPC meeting 21/02/2018
26 Cardiff Way Abbots Langley Hertfordshire WD5 0TT - Single storey rear extension; conversion of garage and alterations to fenestration for Mr Paul Felton.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **18/0199/FUL** ALPC meeting 21/02/2018
12 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Removal of existing outbuilding and construction of a larger replacement outbuilding for Mrs D Smith.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **18/0305/FUL** ALPC meeting 14/03/2018
16 Offord Grove Leavesden WD25 7NE - Single storey rear extension for Mr S Dickerson.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **18/0237/FUL** ALPC meeting 14/03/2018
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.
ALPC Comment: Members have no objections and welcome the additional social housing to be provided.
TRDC Decision: Refused
Reasons:
 1. The replacement building by virtue of its design, height and depth in conjunction with the prominent position would result in an intrusive, incongruous and dominant feature to the detriment of the visual amenities of the street scene and adjacent open space.
 2. The proposed development would increase the parking demand for the site and would fail to provide sufficient parking to meet the demands arising from the proposed development. The development would therefore place additional pressure on the existing parking provision serving the area exacerbating parking pressures which would lead to conditions prejudicial to highway safety and would negatively impact on existing residents' amenity.
 3. The proposed development would fail to provide affordable housing that would meet the needs of the District. For full details see TRDC website.

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6. **18/0325/FUL** ALPC meeting 14/03/2018
Cavendish 1A Lauderdale Road Hunton Bridge WD4 8QA - First floor rear infill extension for Mr & Mrs Rajiv Shah.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **18/0380/FUL** ALPC meeting 14/03/2018
10 Queens Drive Abbots Langley WD5 0NQ - Demolition of existing conservatory and erection of two storey side extension for Mr & Mrs J McLaughlin.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **18/0420/FUL** ALPC meeting 14/03/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
9. **18/0316/FUL** ALPC meeting 14/03/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
10. **18/0507/FUL** ALPC meeting 04/04/2018
87 Offord Grove Leavesden Watford Hertfordshire WD25 7NF - Conversion of garage into habitable accommodation and single storey rear extension for Mrs Mabel Comber.
ALPC Comment: No objections.
TRDC Decision: Approved
11. **18/0535/FUL** ALPC meeting 04/04/2018
176 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and insertion of pitched roof over existing first floor flat roof to front for Mr and Mrs Coyle.
ALPC Comment: No objections.
TRDC Decision: Approved
12. **18/0535/FUL** ALPC meeting 04/04/2018
176 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and insertion of pitched roof over existing first floor flat roof to front for Mr and Mrs Coyle.
ALPC Comment: No objections.
TRDC Decision: Approved

Planning applications considered on 25th April 2018

Appendix B1

1. 18/0682/RSP Valid date: 04/04/2018
Verulam Nursery Harthall Lane Kings Langley HP3 8SE - Retrospective: Construction of gate to front for Mr Gennaro Depiano.
Members all agreed that the gate should be set back further into the property to allow at least one vehicle to wait off the highway to prevent obstruction to the flow of traffic, especially as the entrance is located on a very narrow road and serves both the dwelling and a commercial business.
2. 18/0718/FUL Valid date: 06/04/2018
Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Erection of an 'American' style grooming and storage barn positioned on the northern boundary and connecting into the existing horse-walker on its west wing facing side for Ms Anfisa Ershova.
No objections.
3. 18/0677/FUL Valid date: 09/04/2018
34 Roman Gardens Kings Langley WD4 8LG - Construction of a first floor side extension, single storey rear extension and two storey rear extension for Mr A Fitzgerald.
Members object to this proposed, cramped overdevelopment of the site with contrived parking arrangements, awkward access and little amenity space, which is out of character with the area and surrounding properties. They are concerned about the possibility of the loss of trees and the vulnerability of the existing hedge to the front of the property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
4. 18/0659/FUL Valid date: 09/04/2018
54 Toms Lane Kings Langley WD4 8NB - Single storey rear extension and alterations to roof form of existing extension for Mr and Mrs S Tearle.
No objections.
5. 18/0765/FUL Valid date: 12/04/2018
Magnolia Cottage East Lane Bedmond WD5 0QG - Conversion of garage into habitable accommodation, insertion of bi-fold doors to side elevation and rooflights within the front and rear roofslopes for Miss V Reeve.
No objections.
6. 18/0766/FUL Valid date: 12/04/2018
4 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Single storey rear extension for Mr & Mrs Russell & Natasha Benham.
No objections.
7. 18/0693/FUL Valid date: 12/04/2018
96 Mutchetts Close Garston WD25 9TS - Extension to existing porch for Ms Kally Brandon.
No objections.
8. 18/0770/FUL Valid date: 16/04/2018
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Replacement sales building and alterations to parking for Motor Fuel Group.
No objections.

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9. 18/0818/PDNA

Valid date: 18/04/2018

Verulam Nursery Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Permitted Development Notice Agriculture: Erection of steel framed barn for Mr Gennaro Depiano.

No objections.

10. 18/0756/FUL

Valid date: 20/04/2018

8 Seabrook Road Kings Langley Hertfordshire WD4 8NU - Proposed new poolhouse outbuilding in lieu of existing outbuilding for Mr Jamie Lambert.

No objections.