

Abbots Langley Parish Council

Minutes of the Parish Council Meeting held on Monday 17th December 2018 at 7.00 pm in the Council Offices, Langley Road, Abbots Langley.

Those Present:

Chairman:	Councillor Brenda Kersey
Vice-Chairman:	Councillor Robin Powell
Councillors:	Councillor Liz Burns Councillor Sara Bedford Councillor Jean Bowman Councillor Jane Lay Councillor David Major Councillor Owen Roe Councillor Hitesh Tailor Councillor Alison Ward
Officers:	Tim Perkins - Clerk to the Council Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:00 pm.

282. Apologies for absence were received, accepted and recorded from Councillor Lyn Ferguson, Stephen Giles-Medhurst, David Monk and Alex Michaels (all other commitments).

283. Public Participation

None.

284. Declarations of Interest

None.

285. Three Rivers Local Plan - Potential Sites Consultation

(Referred from the Planning and Highways Committee meeting 5th December 2018, min. 259.)

The Chairman introduced the discussions on the above, particularly the pressures on the "Green Belt".

There was a general consensus amongst members about the challenges facing the area, these are detailed below, in no priority order:

- The "Green Lung Effect" and the benefits of a properly stewarded green belt should be protected. There was a real strength of feeling from members about this topic. It was felt to be one of the most important challenges that will be faced locally and will need to be carefully balanced with the demands for extra housing.
- Historically there has been a disproportionate level of development in the parish relative to the wider Three Rivers District Council area. (48% of development since 2000)
- Concern about the strain on transport infrastructure, particularly already heavily congested main feeder and distributor roads.
- There is a reducing availability of brown field sites, some of which are currently areas of productive employment. Current brown field sites in the area could only contribute around 20% of housing targets.
- Concern about the high density of properties on new developments and the trend to turn garages into habitable accommodation. Parking pressures on the newer developments cause access issues for residents and potentially serious challenges for the emergency services.

Abbots Langley Parish Council

- Members are particularly concerned about lack of recent infrastructure development on schools and youth provision.
- The target for 45% of affordable housing must be adhered to.
- Pressures on utilities infrastructure such as power and water were a concern, but this is more a national rather than local issue.
- The parish is a non-urban area so cannot build “up” with high rise buildings.
- Lifetime Home standard design features and environmental provisions should be installed at the time of construction of new properties, rather than retrofitted.
- Buildings should comply with currently agreed building space standards. (London Housing Design Guide/ aka: London Standards.)
- Members are concerned about the coalescence of communities. Areas such as Bedmond are currently a distinct and separate community.
- The Parish Council believes that Three Rivers District Council should challenge the latest government Objectively Assessed Need and Housing Targets and the basis on which they have been calculated.
- Members are concerned about food security and the possible loss of productive agricultural land.
- At this stage in the process members were unwilling to comment on individual sites.

It was proposed by Councillor Brenda Kersey, seconded by Councillor Jean Bowman and **RESOLVED** that the above forms the Parish Council’s response to the Three Rivers Local Plan - Potential Sites Consultation. Delegated authority was granted to the Clerk, in agreement with the Chairman, to submit the response, making any minor updates and corrections as required.

A vote was requested.

Seven members were in favour, two abstained.

Councillor Liz Burns left the meeting just prior to the vote. Councillor Sara Bedford as Leader of Three Rivers District Council abstained from the vote.

(Clerk’s note: The response was submitted to Three Rivers District Council by email on 20th December 2018.)

The meeting closed at 8.17 pm.

Signed: _____

Dated: _____