

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 21<sup>st</sup> November 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 Robin Powell

Officers: Janet Pearce - Planning and Meetings Officer

Also present: Peter Warman - Chairman, Neighbourhood Plan Steering Group

The meeting opened at 7:30 pm.

**238. Apologies for absence**

Apologies were received, accepted and recorded from Councillors Liz Burns, Brenda Kersey, Jane Lay, Alison Ward and John Wyatt (all unavailable).

**239. Declarations of interest**

There were no declarations of interest.

**240. Public participation**

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

**241. Three Rivers Local Plan - Potential Sites Consultation**

Peter Warman gave a comprehensive presentation on his analysis of the implications for Abbots Langley Parish of the various sites included in the above consultation. Members agreed that in view of the importance of the Consultation it should be referred to full Parish Council, then revert to the Planning and Highways Committee for submission of comments before the deadline of 21<sup>st</sup> December 2018.

**242. To confirm the Minutes of the previous meeting**

It was proposed by Councillor Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 19<sup>th</sup> September, 10<sup>th</sup> and 31<sup>st</sup> October 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.

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

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

**244. 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.

The meeting closed at 9.00 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 21<sup>st</sup> November 2018

#### Appendix A1

1. **18/1659/FUL** ALPC meeting 29/08/2018

8 Seabrook Road Kings Langley WD4 8NU - Change of use of part of paddock to residential curtilage and the installation of 64 solar panels for Mr Jamie Lambert.

**ALPC Comment:** Members are in favour of this application.

**TRDC Decision:** Refused

**Reasons:** 1. The proposed change of use of the land to residential curtilage and the installation of 64 solar panels would fail to preserve openness of Green Belt and would conflict with the purpose of Green Belts by resulting in permanent encroachment to the countryside of residential use and large inappropriate structures. The development would therefore result in an inappropriate form of development which, by definition, is harmful to the Green Belt. No material planning considerations of sufficient weight have been demonstrated which would constitute very special circumstances to outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt. As a result the development would be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the DMP LDD and the revised NPPF.

2. The change of use of the land to residential curtilage (including the installation of 64 solar panels) results in an incompatible form of development given the scale and unduly prominent form of development leading to the overdevelopment given the scale and unduly prominent form of development leading to the overdevelopment of the site to the detriment of the character of the area and the visual amenity of neighbouring properties. The development is therefore contrary to Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the DMP LDD.
2. **18/1628/FUL** ALPC meeting 19/09/2018

25 Harthall Lane Kings Langley WD4 8JW - Part single, part two storey rear extension and first floor side extension for Mr and Mrs Tetsall.

**ALPC Comment:** No objections providing this new application, together with any previous extensions, does not exceed the 40% guidance for properties within the green belt.

**TRDC Decision:** Refused

**Reason:** The proposed development would result in disproportionate additions in relation to the original dwelling. The scale and design of the development would significantly increase the bulk and massing of the dwelling and would result in development that would harm the openness of the Green Belt and the character of the dwelling. The proposal would therefore be an inappropriate form of development within the Metropolitan Green Belt, which is, by definition harmful to the Green Belt. No very special circumstances exist to outweigh this harm. As such the proposal is contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted Oct 2011) and Policies DM1, DM2 and Appendix 2 of the DMP LDD.
3. **18/1719/FUL** ALPC meeting 19/09/2018

The Swallows Shirley Road Abbots Langley Hertfordshire - Construction of a detached dwelling with associated parking and amenity space provision for Mr L Egan.

**ALPC Comment:** Following approval of the previous application 18/0787/FUL for a replacement double garage, Members object to this latest application to now convert it to a habitable dwelling being overdevelopment of the site, with a contrived design, internal layout and parking arrangements for the plot size and little amenity area, which, together with the proposed street scene including a

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slatted roller blind, would result in an unsympathetic form of development within the area. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

**TRDC Decision:** Refused

**Reasons:** 1. The proposed development by reason of its siting, plot size, contrived design and layout would result in overdevelopment of the existing plot to the detriment of the character of the area. The proposed development would result in a cramped and contrived unsympathetic form of development within the area. The poor quality of amenity space further demonstrates this contrived nature of the development. The proposal would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

2. The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme would not provide policy compliant affordable housing and it has not been demonstrated that it would not be viable to meet policy requirements for affordable provision; a S106 Agreement has not been agreed to secure provision.

4. 18/1716/FUL

ALPC meeting 19/09/2018

27 Greenways Abbots Langley Hertfordshire WD5 0EU - Two storey rear extension, single storey side and rear extension and front porch extension for Mrs Michelle Jee.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

5. 18/1851/FUL

ALPC meeting 19/09/2018

4 High Street Bedmond WD5 0QR - Two storey side and rear extension and new front porch for Mr G Depiano.

**ALPC Comment:** Despite the slight reduction in size from the previous application 18/1201/FUL, Members still object to this two storey extension to create a four bedroom house which is over the 40% guidance for properties within the green belt, resulting in disproportionate additions to the original dwelling and an overdevelopment of the site with no special circumstances demonstrated to outweigh the negative impact.

**TRDC Decision:** Refused

**Reason:** The proposed two storey side and rear extension and front porch would significantly increase the bulk and massing of the dwelling with the size, scale and design of the extensions resulting in disproportionate additions over and above the size of the original dwelling. The proposed development would also spread development across the site and would cause harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness. The proposed two storey side and rear extension would be of a size and scale which would subsume the host dwelling detracting from the character and appearance of the existing dwelling resulting in demonstrable harm to the character and appearance of the host dwelling, streetscene and wider area. As such the proposal is contrary to Policies CP11 and CP12 of the Core Strategy, Policies DM1, DM2 and Appendix 2 of the DMP LDD and the NPPF.

6. 18/1876/FUL

ALPC meeting 19/09/2018

Bramblewood Harthall Lane Kings Langley WD4 8JN - Alterations to existing garage including single storey side extension and removal of existing pitched roof form and installation of stand alone solar panels for Mr Haydon Robinson.

**ALPC Comment:** No objections. Members support the energy saving principals that underpin this application.

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**TRDC Decision:** Approved

7. **18/1857/FUL** ALPC meeting 19/09/2018  
5 Woodlands Road Nash Mills HP3 8RZ - Two storey side and single storey rear extension for Mr J Webber.  
**ALPC Comment:** Members object to this application which is well over the 40% guidance for properties within the green belt and also the unattractive utilitarian appearance of the proposed rear extension with the flat roof.  
**TRDC Decision:** Approved
8. **18/1902/FUL** ALPC meeting 10/10/2018  
31 Mallard Road Abbots Langley WD5 0GE - Single storey rear and side extension for Mr and Mrs Gibbons.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. **18/1891/FUL** ALPC meeting 10/10/2018  
8 Garden Road Abbots Langley WD5 0ES - Single storey side/rear extension. for Mr Anton Hamilton.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. **18/1868/FUL** ALPC meeting 10/10/2018  
28 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey side extension and proposed vehicular access to Tanners Hill for Mr A Chundavadra.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. **18/1927/FUL** ALPC meeting 10/10/2018  
47 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Alterations to fenestration and alterations to roof of existing rear extension for Mr Michael Davis.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
12. **18/1834/RSP** ALPC meeting 08/08/2018  
18 Bucknalls Lane Garston WD25 9JQ - Retrospective single storey rear extension for Mr Singh.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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### Planning applications considered on 21<sup>st</sup> November 2018

#### Appendix B1

1. **18/2141/FUL** Valid date: 29/10/2018  
54 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey rear extension for Mrs and Mrs Bazell.  
**Members have concerns about the proposed log burner and the potential pollution issues, also the possible loss of light to the adjoining property number 53. There are party wall issues which are a civil matter.**
2. **18/1888/FUL** Valid date: 30/10/2018  
Montrose 111 Toms Lane Kings Langley WD4 8NP - Change of use of part dwelling and hostel to single dwellinghouse (Use Class C3) for Monro.  
**No objections.**
3. **18/2172/FUL** Valid date: 02/11/2018  
36 The Crescent Abbots Langley Hertfordshire WD5 0DS - Construction of two storey side extension and part two, part single storey rear extension for Mrs Catherine Dunderdale.  
**No objections.**
4. **18/2048/FUL** Valid date: 13/11/2018  
Unit 12 And 13 Langley Wharf Railway Terrace Kings Langley Hertfordshire WD4 8JE - New cladding to front elevation and canopy, roof extension between Units 12 and 13, insertion of rooflights, replacement roller shutters and extension of existing mezzanine floor level to both units for Mr Steve Mchale.  
**No objections.**
5. **18/2199/FUL** Valid date: 13/11/2018  
Unit 1 Kingley Park Station Road Kings Langley Hertfordshire - Erection of 1.8m high security fencing to front forecourt to Unit 1 Kingley Park for Mr Vince Wilcox.  
**No objections.**