

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 20th February 2019 in the Council Offices, Langley Road, Abbots Langley.

Those present:

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| Chairman: | Councillor David Major |
| Vice-Chairman | Councillor Owen Roe |
| Councillors: | Councillor Jean Bowman Councillor Liz Burns Councillor Brenda Kersey Councillor Jane Lay Councillor Alison Ward |
| Officers: | Janet Pearce - Planning and Meetings Officer |

The meeting opened at 7:30 pm.

352. Apologies for absence

Apologies were received accepted and recorded from Councillors Robin Powell and John Wyatt.

353. Declarations of interest

There were no declarations of interest.

354. Public participation

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

355. Planning Decisions from Three Rivers District Council

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

356. 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.

357. Three Rivers District Council - Planning Committee

- i. Councillor Jean Bowman attended the meeting held on 14th February 2019 and reported on planning application 19/0021/FUL - 57 And 61 High Street Bedmond WD5 0QP and 19/0059/FUL - Play Area Leavesden Country Park College Road Abbots Langley, which were both approved.
- ii. Councillor Owen Roe will attend the meeting of the above committee on 21st March and Councillor Jean Bowman the following one on 25th April 2019.

358. A414 Corridor Strategy Consultation

Members discussed the above consultation with regard to the sections directly affecting Abbots Langley Parish and felt that the proposals in Segment 3, Package 4 on page 117, to downgrade the A405 with reallocation of 1 lane in each direction for buses only was completely inappropriate and would cause major congestion on this very busy route with heavy traffic usage. They welcomed the additional slip roads at M1 J6a/M25 J21a. Comments to be submitted to Hertfordshire County Council on behalf of the committee, by the officer.

359. Highways and Transport Matters

Members noted the following temporary road closure within the Parish:

That length of Hunton Bridge Hill/Bridge Road, Hunton Bridge from a point 40 metres south west of its junction with Hamilton Road south westwards for a distance of approximately 42 metres, except for access, for tree removal works and railway bridge repair works. If the Order is made, it shall come into force on 25th March 2019 for a period of up to 18 months, but will only take effect at the times indicated by signs on or near the roads.

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The meeting closed at 8.54 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 20th February 2019

Appendix A1

1. **18/2294/FUL** ALPC meeting 19/12/2018

59 Tibbs Hill Road Abbots Langley WD5 0EE - Construction of drop kerb onto Creasy Close and parking to front of dwelling for Ms Desai.

ALPC Comment: No objections providing the front garden parking area has a permeable surface.

TRDC Decision: Approved
2. **18/2391/FUL** ALPC meeting 19/12/2018

14 Little How Croft Abbots Langley WD5 0BR - Two storey front extension, extension of front dormer window and conversion of garage to habitable accommodation to be used as an annexe for Mrs A Barnes.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **18/2424/FUL** ALPC meeting 19/12/2018

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

ALPC Comment: Despite the reduction in size from the previously refused applications, Members still feel this latest proposal is too large for this property within the green belt, adjacent to a locally listed building and the proposed fenestration is unsympathetic with the host dwelling.

TRDC Decision: Refused

Reason: The proposed two storey side 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 Development Management Policies LDD and the National Planning Policy Framework.
4. **18/2364/FUL** ALPC meeting 19/12/2018

6 Berkeley Close Abbots Langley Hertfordshire WD5 0XA - Proposed dwelling and joint extensions with existing dwelling including single storey rear extension. Proposed residential property; single storey rear extension, creation of continuous 'porch' on front elevation, creation of single storey element on flank elevation. Both units to incorporate rooflights and light wells for Mr and Mrs Prichard.

ALPC Comment: Members are concerned about the lack of any parking provision included in the proposals for this new property.

TRDC Decision: Refused

Reasons: 1. The development would fail to provide any off street car parking to serve the proposed new dwelling. This shortfall of parking provision would result in a significant increase for pressure in parking outside the site to the detriment of the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy and

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Policies DM1, DM13 and Appendix 5 of the Development Management Policies document.

2. 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.

5. **18/2450/RSP** ALPC meeting 19/12/2018
129 Lemonfield Drive Garston Watford Hertfordshire WD25 9TT - Retrospective: Front porch for Mr Nigel Middleton.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **18/2441/FUL** ALPC meeting 19/12/2018
12 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Proposed first floor rear and side extension and external and internal alterations to dwellinghouse for Mr J DiPinto.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **18/2276/FUL** ALPC meeting 09/01/2019
4A School Mead Abbots Langley WD5 0LB - Subdivision of the site and the construction of a detached dwelling fronting Gable Close with associated vehicular access, parking and landscaping for Mr Khalid Hussain.
ALPC Comment: Following refusal of the previous application, Members still feel this is a contrived overdevelopment of the plot with no parking provided for the existing property 4A. If approved, the proposed demolition of the existing "historic" extension to create a larger amenity area must be fulfilled.
TRDC Decision: Refused
Reasons: 1. The proposed development, by virtue of its cramped and contrived layout, and the scale of the plots to serve the existing and proposed dwelling would result in overdevelopment of the site and a prominent and out of character form of development to the detriment of the character and appearance of the street scene and visual amenities of the area which would also result in an overbearing and oppressive feature to the occupiers of 4a School Mead, inadequate amenity space to serve the proposed dwelling and inadequate privacy for occupiers of the proposed dwelling to the detriment of their residential amenity. The development 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 would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).
8. **18/2382/FUL** ALPC meeting 09/01/2019
5-7A College Road Abbots Langley WD5 0NR - Part Retrospective: Change of use of existing outbuilding from storage (Class B8) to a retail showroom (Class A1), replacement of existing single storey conservatory with single storey rear extension and alterations to fenestration detail for Mr Rod Lewis.
ALPC Comment: No objections.
TRDC Decision: Approved
9. **18/2408/RSP** ALPC meeting 09/01/2019

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Land Adjacent 2 - 3 Station Road Station Road Kings Langley Hertfordshire - Part Retrospective: Extension to existing car park, erection of access gate, external lighting and of 6.5 metre CCTV pole and close boarded timber fencing for Pure Bricks Ltd.

ALPC Comment: The committee are concerned about the loss of green belt land and that no special circumstances have been demonstrated to justify the need for further car parking for Concept House.

TRDC Decision: Withdrawn

- 10. 18/2469/FUL** ALPC meeting 09/01/2019
42 Tudor Manor Gardens Garston WD25 9TQ - Single storey side extension, first floor rear extension and internal alterations for Mr and Mrs P Chisholm.
ALPC Comment: No objections.
TRDC Decision: Approved
- 11. 18/2464/FUL** ALPC meeting 09/01/2019
62 Kindersley Way Abbots Langley WD5 0DQ - Two storey side extension, two storey and single storey rear extension and provision of a rear patio area, front porch and creation of a driveway for Mr and Mrs Davies.
ALPC Comment: No objections.
TRDC Decision: Approved
- 12. 18/2492/FUL** ALPC meeting 09/01/2019
2 Fernhills Hunton Bridge WD4 8PT - Single storey front extension, two storey rear extension, alterations to fenestration detail and internal alterations for Mr P Mitchell.
ALPC Comment: No objections.
TRDC Decision: Approved
- 13. 18/2545/ADV** ALPC meeting 09/01/2019
Warner Bros. Studio Tour London Studio Tour Drive Leavesden Watford Hertfordshire WD25 7LR - Advertisement Consent: 7 x externally illuminated advertising posters, 1 x externally illuminated Warner Bros shield and fibre glass lettering for Mr David Bisoni.
ALPC Comment: Members object to this application for yet further enormous, overpowering and illuminated advertising posters in this area opposite a residential development. They are of the view that there is already sufficient signage for the studios.
TRDC Decision: Approved
- 14. 18/2524/FUL** ALPC meeting 09/01/2019
25 Harthall Lane Kings Langley WD4 8JW - Single storey rear extension for Mr and Mrs Tetsall.
ALPC Comment: No objections.
TRDC Decision: Approved
- 15. 18/2529/FUL** ALPC meeting 09/01/2019
37 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Conversion of garage to habitable accommodation for Mr P Butcher.
ALPC Comment: Members object to the visual effect of the proposed cladding, in place of the existing garage door, which is not in keeping with the property.
TRDC Decision: Approved

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Planning applications considered on 20th February 2019

Appendix B1

1. **19/0141/FUL** Valid date: 24/01/2019
8 Gallows Hill Abbots Langley WD4 8PQ - Single storey side and rear extension for Mr T O'Brien.
No objections.
2. **19/0146/FUL** Valid date: 29/01/2019
Daimar Bedmond Road Bedmond WD5 0QE - Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four detached dwellings and garages with associated access and landscaping for KLM Properties Ltd.
Members object to this application which they believe is overdevelopment of the green belt with no very special circumstances to outweigh the harm to the openness of the green belt. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
3. **19/0162/OUT** Valid date: 30/01/2019
Glenwood Harthall Lane Kings Langley WD4 8JN - Outline application (with all matters reserved) for the construction of up to five residential dwellings for Kedgling Developments Ltd.
Members object to this proposal for up to five dwellings with no real details for the properties. The development would cause harm to the openness of the green belt with no very special circumstances presented to outweigh this. They have concerns about the narrow width of the access and possible future further encroachment into the green belt. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
4. **19/0197/FUL** Valid date: 01/02/2019
1 North Grove Cottages Watford Road Hunton Bridge Kings Langley Hertfordshire WD4 8QP - Removal of existing garage and construction of new detached garage including the provision of habitable accommodation at first floor level for Mr J Poole.
No objections.
5. **19/0198/FUL** Valid date: 31/01/2019
1 North Grove Cottages Watford Road Hunton Bridge Kings Langley Hertfordshire WD4 8QP - Side and rear conservatory extension for Mr J Poole.
No objections.
6. **19/0233/FUL** Valid date: 05/02/2019
197 Toms Lane Kings Langley WD4 8PA - Single storey side and rear extension to a depth of existing rear projection, conversion of existing garage, extension to existing front entrance porch and conversion of existing loft space to provide habitable accommodation with dormer windows to rear and flank elevations for Mr and Mrs Connare.
Members object to this large extension with unattractive side dormers creating a top heavy appearance to this property, in a prominent position, within the green belt.
7. **19/0258/FUL** Valid date: 07/02/2019
9 Primrose Hill Kings Langley WD4 8HZ - Demolition of existing rear addition and erection of new ground floor rear extension for Mr and Mrs Leo and Amber Moll.
No objections.

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8. 19/0268/FUL Valid date: 11/02/2019
88 Summerhouse Way Abbots Langley WD5 ODX - Erection of single storey front, side and rear extensions for Mr N Gobiraj.
No objections.
9. 19/0205/FUL Valid date: 11/02/2019
2 Moore Road Abbots Langley WD25 0BE - Two storey side extension and single storey rear extension for Mrs Maria Dolores Garcia Diane.
Members object to the proposal to increase the size of this new build by over 100% which would disturb the balance and visual amenity of the remaining green open space which was once all green belt. No provision for parking has been demonstrated for what will become a four bedroom property. They are also very concerned about the possible loss of trees on the enlarged garden area (approved under 18/0239/RSP) which was previously designated public open space on the initial planning permission for the housing estate.
10. 19/0240/FUL Valid date: 13/02/2019
88 The Crescent Abbots Langley Hertfordshire WD5 ODS - Proposed single storey rear extension and external and internal alterations for Ms E Ash.
No objections.
11. 19/0296/FUL Valid date: 14/02/2019
143A Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension with raised platform to rear for Mr and Mrs Sachdev.
No objections.