

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 14th January 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major
Vice-Chairman: Councillor Owen Roe
Councillors: Councillor Jean Bowman
Councillor Derryck Croker

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

323. Apologies for absence

Apologies were received, accepted and recorded from Councillor Gloria Keaveny (other commitment).

324. Declarations of interest

There were no declarations of interest.

325. Public participation

Mr George Johnson attended the meeting and signed in to speak on Item 8, Appendix B1, planning application 14/2495/FUL.

326. To confirm the Minutes of the previous meeting

It was proposed by Councillor Mrs Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 19th November and 17th December 2014, 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.

It was proposed by Councillor Mrs Jean Bowman, seconded by Councillor Derryck Croker and **RESOLVED** that the minutes of the meeting held on 3rd December 2014, 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.

327. Planning Decisions from Three Rivers District Council

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

328. 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 Chairman varied the order to bring Item 8 forward, in view of the member of the public present. Mr Johnson spoke, for himself and as representative for his neighbours bounding the site, against application 14/2495/FUL - 18 Gallows Hill Lane, Abbots Langley, explaining the history and previous applications, objecting to the depth of the proposed rear gardens being less than the minimum recommended by the District Council. Members then discussed the application and agreed their comments to be submitted, requesting referral to Three Rivers Planning Committee. Mr Johnson then left the meeting.

329. Highways and Transport Matters

Members noted the following temporary road closure within the Parish:

High Elms Lane, Abbots Langley from its junction with A405 St Albans Road north westwards to its junction with Woodside Road, except for access. The section of road will be closed between the hours of 9.30 am and 3.30 pm from 22nd December 2014 for up to 21 days.

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The meeting closed at 9.05 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 14th January 2015

Appendix A1

1. **14/1986/FUL** ALPC meeting 29/10/2014
Garage Block Austin Villas Woodside Road Abbots Langley Hertfordshire - Demolition of existing garage block and erection of two detached chalet bungalows with accommodation in roofspace and associated parking and landscaping for Mrs Audrey Balderstone.
ALPC Comment: Members feel their original objections have been partly addressed but still have concerns about the access onto a busy road.
TRDC Decision: Approved
2. **14/2073/FUL** ALPC meeting 19/11/2014
64 Station Road Kings Langley Hertfordshire WD4 8LB - Single storey rear extension for Mr and Mrs Berdinner.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **14/2059/FUL** ALPC meeting 19/11/2014
Ruslings Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Single storey front extension. Alteration to roof including raising of ridge, front and rear dormers and lifting of side and rear walls to create first floor accommodation, extension of front parking area and widening of dropped kerb for Mr & Mrs S Pattison.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **14/2090/FUL** ALPC meeting 19/11/2014
9 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Two storey side extension, single storey rear extensions and alterations to front porch for Mr & Mrs Trevor Hardy.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **14/2099/FUL** ALPC meeting 19/11/2014
128A Toms Lane Kings Langley Hertfordshire WD4 8NR - Replacement pitched roof over existing flat roofed rear extension for Mr Kieran Corcoran.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed replacement pitched roof over the existing flat roofed rear extension would by reason of its scale, bulk and massing lead to a dominant and obtrusive form of development to the detriment of the open character and appearance of the Metropolitan Green Belt and visual amenities of the streetscene. The size and scale of the development would result in a development disproportionate in size to the original dwelling resulting in an inappropriate form of development in the Green Belt. No special circumstances exist to outweigh this harm. The proposed development would be contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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6. 14/2093/FUL ALPC meeting 19/11/2014
2 Heather Close Abbots Langley Hertfordshire WD5 0SS - Replacement of existing attached garage with two storey side and rear extension with rear dormer window and single storey rear extension for Mr Colin Fewster.
ALPC Comment: Members are concerned about the lack of parking provision, which is an issue on this estate, as the garage shown on the proposed plans is too small to accommodate a car. Also any trees removed must be replaced.
TRDC Decision: Approved
7. 14/2096/RSP ALPC meeting 19/11/2014
40 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Part retrospective: Retention and re-siting of existing air conditioning unit along side elevation of dwelling for Mrs Valerie Fraser.
ALPC Comment: No objections providing the re-siting of the unit addresses the noise problem.
TRDC Decision: Approved
8. 14/1984/FUL ALPC meeting 19/11/2014
Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Construction of detached building to serve as a carport, log store and cycle/mower store for Countryfile Ltd.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed development, by virtue of its siting, size and scale, would result in the spread of urbanising development throughout the site and introduce a prominent form of development within the landscape, to the detriment of the openness of the Metropolitan Green Belt. Furthermore, the scheme would be an inappropriate form of development within the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt and as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
9. 14/2121/LBC ALPC meeting 19/11/2014
3 Dairy Way Abbots Langley Hertfordshire WD5 0TB - Replacement windows for Mr Goldstein.
ALPC Comment: Members would prefer replacement wooden frames on this Grade II listed building in the green belt, but providing the PVCu replacements look the same as the existing wooden ones they have no objections.
TRDC Decision: Refused
Reason: The proposed uPVC windows would fail to respect the character of the existing materials and would appear contrived and result in harm to the character and significance of the existing Grade II Listed barn. No justification has been provided for the change of materials to the existing windows and there would be no public benefits as a result of the proposal that would outweigh the harm the alterations would have on the significance of this Grade II Listed Building. As such, the proposed uPVC windows would be contrary to Policy CP12 of the Core Strategy, Policy DM3 of the DMP LDD and the requirements of the NPPF.
10. 14/1998/FUL ALPC meeting 19/11/2014
1 Seabrook Road Kings Langley Hertfordshire WD4 8NU - Single storey side and rear extension for Mr S Martin.

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ALPC Comment: No objections providing this latest application, together with the two previous extensions already made to the property, will not exceed the permitted 40% of the original footprint of the building permitted in the green belt.

TRDC Decision: Approved

11. 14/2128/FUL

ALPC meeting 19/11/2014

46 And 48 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey side and rear extension to No. 46 and two storey rear extension to No. 48 for Mr And Mrs Green/Mr T Bowyer.

ALPC Comment: Members have no objections in principal but are concerned about the two storey side extension to number 46 being only 0.7 metres from the boundary of the neighbouring property.

TRDC Decision: Approved

12. 14/2153/FUL

ALPC meeting 19/11/2014

46 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Single storey rear extension for Mr & Mrs B Lewis.

ALPC Comment: Members have concerns regarding the large size of this proposal on a small plot and the potential loss of light to the adjoining property no.45.

TRDC Decision: Approved

13. 14/2155/FUL

ALPC meeting 19/11/2014

The Maltsters Old Mill Road Hunton Bridge Kings Langley WD4 8QX - Demolition of existing shed and summerhouse and construction of detached outbuilding for Mr & Mrs Peter Ratcliffe.

ALPC Comment: No objections.

TRDC Decision: Approved

14. 14/2169/FUL

ALPC meeting 03/12/2014

57 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Landscaping of front garden to include increase in land levels, construction of retaining wall and insertion of gate to front boundary for Mr And Mrs Zdesar.

ALPC Comment: Members have no objections to the landscaping but do have concerns about adequate provision for storm water drainage and would prefer the gate to be stepped back to give easier and safer access from the highway. They also regret the resulting loss of accessibility to the garage.

TRDC Decision: Approved

15. 14/2185/RSP

ALPC meeting 03/12/2014

30 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Retrospective: Amendment to planning permission 14/0854/FUL - Demolition of existing conservatory, single storey rear extension and first floor side extension, to include glazed roof to single storey rear extension for Mr R Baldwin.

ALPC Comment: No objections.

TRDC Decision: Approved

16. 14/2170/FUL

ALPC meeting 03/12/2014

84 Toms Lane Kings Langley Hertfordshire WD4 8NL - Rear conservatory and raised platform to rear for Mr & Mrs Mitchell.

ALPC Comment: No objections but Members agreed that for safety reasons it would be desirable to install railings around the top step raised platform.

TRDC Decision: Approved

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17. 14/2157/FUL

ALPC meeting 03/12/2014

167 Coates Way Garston Watford Hertfordshire WD25 9PF - Loft conversion including raising existing ridge height and formation of rear dormer for Mr and Mrs M Hopkins.

ALPC Comment: No objections.

TRDC Decision: Approved

18. 14/2229/RSP

ALPC meeting 03/12/2014

102 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Retrospective: Demolition of existing conservatory and construction of single storey rear extension for Mr Mark Bell.

ALPC Comment: No objections but Members do feel this extension is very large and overbearing for the neighbouring property number 100.

TRDC Decision: Approved

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Planning applications considered on 14th January 2015

Appendix B1

1. 14/2354/FUL Valid date: 10/12/2014
21 Royce Grove Leavesden Hertfordshire WD25 7GB - Loft conversion including rear dormer and two rooflights to front elevation for Mr Barry Grooch.
Members have concerns about loss of privacy for properties to the rear and would like the windows fitted with obscured glass.
2. 14/2387/FUL Valid date: 11/12/2014
Land At The Rear Of 78 High Street Abbots Langley Hertfordshire - Erection of 2 x 3 bedroom semi detached dwellings with associated parking, landscaping and gardens for Clovercourt Homes Ltd.
No objections
3. 14/2330/FUL Valid date: 11/12/2014
75 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Demolition of existing conservatory and construction of single storey side and rear extension for Mr Chris Holman.
No objections
4. 14/2424/FUL Valid date: 11/12/2014
136 Toms Lane Kings Langley Hertfordshire WD4 8NR - Demolition of existing garage and conservatory and construction of single storey side and rear extensions, front porch extension, loft conversion including extension to roof, rear dormers and front rooflights for Mrs April Carter.
No objections
5. 14/2238/FUL Valid date: 17/12/2014
6 Bucknalls Close Garston Watford Hertfordshire WD25 9NB - Conversion of existing dwellinghouse into one 1-bedroom flat and one 2-bedroom flat for Mr and Mrs Fowler.
No objections
6. 14/2465/FUL Valid date: 16/12/2014
18 Woodlands Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RZ - Single storey side extension for Mr David Hill.
No objections
7. 14/2402/FUL Valid date: 15/12/2014
12 Hyde Lane Nash Mills Hertfordshire HP3 8RY - Two storey side with a single storey front extension for Mr J Yates.
No objections
8. 14/2495/FUL Valid date: 22/12/2014
18 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of no. 18 Gallows Hill Lane and construction of four detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access for Thorne Barton Estates Ltd.
Members object to this latest application which is a cramped overdevelopment of the site resulting in garden/plot sizes out of keeping with neighbouring properties. Despite there being no objections from the Highway Authority, Members still consider the access unsuitable and dangerous with the site lines onto the main highway posing a traffic hazard. The Parish Council requests that this application is referred to Three Rivers Planning Committee for consideration.

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9. 14/2466/FUL Valid date: 23/12/2014
9 Hunters Lane Leavesden Hertfordshire WD25 7BA - Single storey rear extension and single storey front porch extension for Mr Neal Bodell.
No objections
10. 14/2446/FUL Valid date: 24/12/2014
44 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Construction of single storey rear extension and two storey side/rear extension with Juliet balcony to rear for Mrs Sarah Oreilly.
No objections but Members regret the loss of a functional garage.
11. 14/2518/FUL Valid date: 23/12/2014
3 Gallows Hill Kings Langley Hertfordshire WD4 8PL - First floor side/rear extension for Mr Wayne McCormack.
No objections, however Members do have concerns whether there is sufficient parking for a six bedroomed house.
12. 14/2444/FUL Valid date: 29/12/2014
Breakspeare School Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BU - Removal an existing temporary classroom to be replaced by permanent single storey Portakabin modular building to provide additional classroom accommodation, insertion of access ramp and canopy for Breakspeare School.
No objections
13. 14/2266/FUL Valid date: 30/12/2014
24 Trident Road Leavesden Watford Hertfordshire WD25 7AN - Loft conversion to existing first floor flat including dormers to front and rear for Mr P Hunt.
Members feel this proposed loft conversion is out of keeping with the surrounding properties but otherwise have no objections.
14. 14/2503/LBC Valid date: 31/12/2014
Home Park Cottages 2 Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Single storey rear conservatory for Mr & Mrs Kevin Speed.
No objections
15. 14/2502/FUL Valid date: 31/12/2014
Home Park Cottages 2 Station Road Kings Langley Hertfordshire WD4 8LD - Single storey rear conservatory for Mr & Mrs Kevin Speed.
No objections
16. 14/2500/FUL Valid date: 31/12/2014
Home Park Cottages 1 Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Single storey rear conservatory for Mr & Mrs Rob Grantham.
No objections
17. 14/2334/FUL Valid date: 29/12/2014
65 Toms Lane Kings Langley Hertfordshire WD4 8NJ - Demolition of existing bungalow and erection of replacement two storey three bedroom dwelling with associated parking and landscaping for Mr And Mrs J Cornell.
No objections