

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 18th March 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 Gloria Keaveny

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

399. Apologies for absence

Apologies were received, accepted and recorded from Councillor Derryck Croker (unavailable).

400. Declarations of interest

There were no declarations of interest.

401. Public participation

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

402. 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 14th January and 4th and 25th February 2015, 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.

403. Planning Decisions from Three Rivers District Council

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

404. 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.

405. High Elms Lane and Bucknalls Lane

Members discussed the draft proposals for waiting restrictions in parts of High Elms Lane and Bucknalls Lane which they fully support.

406. Highways and Transport Matters

Members noted the following road closure within the Parish:

Popes Road, Abbots Langley from its junction with Greenways north westwards to its junction with Breakspeare Road. The works, to repair a burst water main, are expected to take 3 days to complete if started on 9th March 2015.

The meeting closed at 8.45 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 18th March 2015

Appendix A1

1. 14/2495/FUL ALPC meeting 14/01/2015

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.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: The proposed backland scheme, by reason of the cramped layout and contrived layout, garden depths and plot sizes would result in a form of development which would be unable to maintain the prevalent character of the area to the detriment of the visual amenities of the locality. As such, the proposal would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
2. 14/2446/FUL ALPC meeting 14/01/2015

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 O'Reilly.

ALPC Comment: No objections but Members regret the loss of a functional garage.

TRDC Decision: Approved
3. 14/2518/FUL ALPC meeting 14/01/2015

3 Gallows Hill Kings Langley Hertfordshire WD4 8PL - First floor side/rear extension for Mr Wayne McCormack.

ALPC Comment: No objections, however Members do have concerns whether there is sufficient parking for a six bedroomed house.

TRDC Decision: Approved
4. 14/2444/FUL ALPC meeting 14/01/2015

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.

ALPC Comment: No objections

TRDC Decision: Approved
5. 14/2266/FUL ALPC meeting 14/01/2015

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.

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ALPC Comment: Members feel this proposed loft conversion is out of keeping with the surrounding properties but otherwise have no objections.

TRDC Decision: Approved

6. 14/2334/FUL ALPC meeting 14/01/2015
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.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: The proposed replacement dwelling, by reason of its height, two storey design and design features, would result in a prominent development and would be materially larger than the existing dwelling. The proposal would therefore constitute inappropriate development and would have a harmful impact on the Green Belt. As no very special circumstances exist the development would be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
7. 15/0048/FUL ALPC meeting 04/02/2015
33 Greenways Abbots Langley Hertfordshire WD5 0EU - First floor front and side extension for Mr Presheel Kunwardia.
ALPC Comment: Members are concerned about the loss of light for the neighbouring property number 35.
TRDC Decision: Approved
8. 15/0057/FUL ALPC meeting 04/02/2015
7 Cherry Hollow Abbots Langley Hertfordshire WD5 0TR - Single storey side and rear extensions for Mr and Mrs P Johnson.
ALPC Comment: No objections
TRDC Decision: Approved
9. 15/0044/FUL ALPC meeting 04/02/2015
53 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Single storey rear extension for Mr & Mrs K Oconner.
ALPC Comment: No objections
TRDC Decision: Approved
10. 15/0100/FUL ALPC meeting 04/02/2015
47 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Construction of replacement single storey rear extension, new single storey rear extension and loft conversion including rear dormer and front rooflights for Mr S D Musk.
ALPC Comment: No objections
TRDC Decision: Approved

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Planning applications considered on 18th March 2015

Appendix B1

1. **15/0279/FUL** Valid date: 15/02/2015
36 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Single storey rear conservatory for Mrs E Sidaway.
No objections.
2. **15/0172/FUL** Valid date: 16/02/2015
89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension to include basement extension, first floor side bay window projection and raised terrace to rear (amendment to planning permission 14/0526/FUL to include extension to basement and raised rear terrace) for Mr R Coulson.
No objections.
3. **15/0362/FUL** Valid date: 20/02/2015
Tennis Courts Leavesden Country Park North College Road Abbots Langley Hertfordshire - Resurfacing and refurbishment of tennis courts to include surfacing to create a MUGA facility, 3G pitches, replacement fencing to existing courts and extension of footpath around southern edge and erection of 8 x 10m high directional lights to court for Watford and District YMCA.
Members have no objections to the proposals but are concerned that the lime, london plane, sycamore and oak root systems of the mature trees around the courts, which are protected by a Tree Preservation Order, are not disturbed and also that precautions are taken with regard to any possibility of hibernating bats.
4. **15/0308/FUL** Valid date: 19/02/2015
6 Burbridge Road Leavesden Hertfordshire WD25 7NA - Single storey rear extension for Mr Steve Tookey.
Members have no grounds to object but feel the proposed extension is inappropriate for this property on a brand new development.
5. **15/0324/FUL** Valid date: 20/02/2015
12 Hyde Lane Nash Mills Hertfordshire HP3 8RY - Two storey side and single storey front extension for Mr J Yates.
No objections.
6. **15/0236/FUL** Valid date: 23/02/2015
38 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Part single and part two storey rear extension, single storey side extension and part conversion of existing garage to habitable room for Mr A Collyer.
No objections.
7. **15/0396/FUL** Valid date: 26/02/2015
2 Hazelgrove Cottages Kindersley Way Abbots Langley Hertfordshire WD5 0DJ - Two storey side extension; part single, part two storey rear extension and front porch for Mr G Hazell.
No objections.
8. **15/0394/FUL** Valid date: 26/02/2015
94 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Single storey side infill extension to connect detached garage to dwelling, single storey front and side extension, part two storey and part first floor side extension over existing garage and conversion of garage for Mrs Mena Loia.

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No objections.

9. 15/0440/RSP

Valid date: 02/03/2015

Ruslins Hamilton Road Hunton Bridge Hertfordshire WD4 8PZ - Part Retrospective: Single storey front extension and alterations to garage roof including raising of ridge and front and rear dormers to create first floor accommodation; amendment to planning permission 14/2059/FUL to include partial garage conversion, alteration to floor levels and larger rear dormer for Mr & Mrs S Pattison.

No objections.

10. 15/0437/FUL

Valid date: 05/03/2015

20 Trident Road Leavesden Watford Hertfordshire WD25 7AN - Loft conversion including rooflights to front and rear roofslopes and side window for Mr David Parker.

Members feel this proposed loft conversion is out of keeping with the surrounding properties but otherwise have no objections.

11. 15/0431/RSP

Valid date: 27/02/2015

56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Part Retrospective: Retention of livestock building with reduced ridge height and as part of a smallholding for Mrs Elaine Ferrazano.

Members object to this retrospective application considering it to be overdevelopment in the green belt, with the new outbuilding/barn considerably larger than the original, even with this proposed reduction in height. They are concerned about the impact on the neighbours due to the increase in overall size and height and feel a condition should be made that the building is used solely for livestock and not residential accommodation.