

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 22nd July 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 Leslie Proctor
Officers:	Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

101. Apologies for absence

Apologies were received, accepted and recorded from Councillor Elizabeth Burns (other commitment) and Councillor Alex Michaels (work commitment).

102. Declarations of interest

Councillor Jean Bowman declared an interest in application 15/1441/FUL, Kingswood, Bell Lane, Bedmond as a near neighbour and took no part in the discussions on this application.

103. Public participation

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

104. Planning Decisions from Three Rivers District Council

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

105. 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.

106. Three Rivers District Council - Planning Committee

Councillor Elizabeth Burns attended the meeting held on 16th July 2015, but was unavailable to present a report.

Councillor David Major, who was present as a member of Three Rivers District Council, advised that a Preliminary Report on the proposed development at Woodside Road was presented. There was a wide ranging discussion on the application which will be formally decided at the August meeting of the District Council's Planning Committee. A member's site visit is being arranged.

107. Highway and Transport Matters

Member noted the planned closure of the following roads for highways maintenance purposes between 10th-16th August 2015.

- i. Greenways, Abbots Langley from its junction with Trowley Rise south westwards and north westwards for its entire length.
- ii. Orchard Avenue, Abbots Langley/Watford from its junction with Horseshoe Lane north eastwards and south eastwards for its entire length.

108. Appeals

Members noted the appeal against the refusal of planning permission 14/1984/FUL - Rose Acre Barn, Bedmond Road, Pimlico. Appeal ref: APP/P1940/W/15/3035980.

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109. HAPTC Training

Members who want to attend the training on “How to Respond to Planning Applications” on 9th September 2015 at Kimpton Parish Council will advise the Clerk or Planning & Meetings Officer so places can be booked.

The meeting closed at 8.26 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 22nd July 2015

Appendix A1

1. **15/0675/FUL** ALPC meeting 29/04/2015

Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Continued use for hotel training and conference centre purposes. Surfacing landscaping of existing overflow car parking area. Extension to Hazelwood dining meeting room. Minor access and entrance drive alterations. for Principal-Hayley.

ALPC Comment: Members have no objections providing the car parking area is finished with a suitable quiet surface and not gravel.

TRDC Decision: Approved
2. **15/0811/LBC** ALPC meeting 29/04/2015

Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Listed Building Consent: Demolition of existing modern conservatory extension and construction of extension to Hazelwood dining/meeting room for Principal Hayley.

ALPC Comment: Members have no objections providing the car parking area is finished with a suitable quiet surface and not gravel.

TRDC Decision: Approved
3. **15/0824/HCR3** ALPC meeting 27/05/2015

Abbots Langley Primary School Parsonage Close Abbots Langley Hertfordshire WD5 0BQ - Herts County Council Regulation 3 Application: Installation of new bay modular classroom and creation of four additional car parking spaces for Mrs Jacqueline Nixon.

ALPC Comment: No objection to the development but Members were concerned about the negative impact this would have on an area that is already congested at the beginning and end of the school day.

TRDC Decision: Permitted
4. **15/0815/FUL** ALPC meeting 27/05/2015

16 Church Hill Bedmond Abbots Langley WD5 0RN - Alterations to frontage to create parking spaces and creation of vehicular access for Mr And Mrs Robert Harman.

ALPC Comment: Members object to the loss of tree cover and vegetation on land which is in public ownership to the front of the proposed development.

TRDC Decision: Approved
5. **15/0855/FUL** ALPC meeting 27/05/2015

102 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Single storey rear extension with raised platform to rear and replacement outbuilding for Ms Susan Klapa.

ALPC Comment: No objections.

TRDC Decision: Approved
6. **15/0790/FUL** ALPC meeting 27/05/2015

62 The Crescent Abbots Langley Hertfordshire WD5 0DS - First floor side and rear extension and rebuilding of front porch for Mr James Nolan.

ALPC Comment: No objections.

TRDC Decision: Approved

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7. **15/0887/FUL** ALPC meeting 27/05/2015
101 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - First floor side and single storey rear extension for Mr And Mrs A Bartlett.
ALPC Comment: Members are concerned about the visual intrusion from the two storey side extension and the impact this will have on neighbours.
TRDC Decision: Approved
8. **15/0905/FUL** ALPC meeting 27/05/2015
25 Gallows Hill Abbots Langley Hertfordshire WD4 8PG - Raised deck and patio to rear for Mr L Giles.
ALPC Comment: No objections.
TRDC Decision: Approved
9. **15/0819/FUL** ALPC meeting 27/05/2015
6 Parnell Close Abbots Langley Hertfordshire WD5 0DZ - Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane for Ms Stacey Brown.
ALPC Comment: Members seek confirmation that the amenity space has always been attached to flat 5/6, or has it previously been open to all flats? Additional vehicular traffic will cause problems in Love Lane which is narrow and without passing places.
TRDC Decision: Refused
Reasons:
1. The proposed development by reason of the siting, scale and design of the proposed dwelling would result in a cramped and contrived form of development which would be significantly out of character with the surrounding area. It would therefore be detrimental to the visual amenities and character and appearance of the streetscene and wider area and would 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 creation of a carriage driveway with two access points onto Love Lane would unnecessarily increase the level of inconvenience and danger caused to highway users and pedestrians. Vehicles manoeuvring to and from the proposed access would result in a situation detrimental to road safety and the free and safe flow of traffic along Love Lane, and would put pedestrians in danger of conflict, contrary to Policy CP10 of the Core Strategy (adopted October 2011).
10. **15/0912/FUL** ALPC meeting 27/05/2015
20 Arundel Road Abbots Langley Hertfordshire WD5 0TP - Single storey rear extension for Mrs O'Shea.
ALPC Comment: No objections.
TRDC Decision: Approved
11. **15/0854/FUL** ALPC meeting 27/05/2015
11 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey side extension and conversion of garage into habitable accommodation for Mrs Annie Downes.
ALPC Comment: No objection, although Members are concerned about the loss of garage parking.
TRDC Decision: Approved

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12. 15/0894/FUL ALPC meeting 10/06/2015
35 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QA - Two storey rear extension and single storey side/rear extension with lower ground floor level and raised terrace to rear and conversion of garage into habitable accommodation for Mr Dean Tuhey.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 15/0989/FUL ALPC meeting 10/06/2015
7 Helston Place Abbots Langley Hertfordshire WD5 0NB - Proposed first floor side and ground floor front and rear extensions, alterations to roof of existing single storey rear projection, garage conversion and associated alterations for Mr and Mrs T Frederick.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 15/0943/FUL ALPC meeting 10/06/2015
1 Bateson Drive Leavesden Hertfordshire WD25 7ND - Change of use of detached garage to habitable accommodation and alterations to fenestration for Mr Vishal Jain.
ALPC Comment: Members were concerned about the loss of two garage parking spaces on a corner property located at a key access junction to the development.
TRDC Decision: Approved
15. 15/0876/FUL ALPC meeting 10/06/2015
56B The Crescent Abbots Langley Hertfordshire WD5 0DS - Alterations to existing conservatory and construction of single storey side extension for Mr & Mrs D Poulter.
ALPC Comment: No objections.
TRDC Decision: Approved
16. 15/0948/RSP ALPC meeting 10/06/2015
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Retrospective: Retention of rear boundary gates, brick piers and access for Mr R Lewis.
ALPC Comment: Members are concerned about the location of the gates which will require users to park on the road to open the gates (or wait if electrically controlled) as this will cause an obstruction at an already congested junction with a classified "C" road. If approved the gates should be located at least one car length into the property.
TRDC Decision: Approved
17. 15/1056/FUL ALPC meeting 10/06/2015
2 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Part single, part two storey rear extension, first floor side extension and internal alterations for Mr Paul Dixon.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 22nd July 2015

Appendix B1

1. 15/1251/FUL Valid date: 19/06/2015
5 - 16 Parnell Close Abbots Langley Hertfordshire WD5 0DZ - Replacement windows for Thrive Homes.
No objection.
2. 15/1263/FUL Valid date: 22/06/2015
37 Mallard Road Abbots Langley Hertfordshire WD5 0GE - Proposed part conversion of garage for Mr K Charman.
No objection.
3. 15/1219/FUL Valid date: 24/06/2015
1 Parsonage Close Abbots Langley Hertfordshire WD5 0BQ - Single storey rear extension and alterations to remove decking and provide patio to rear for Mr R Forbes.
No objection.
4. 15/1261/FUL Valid date: 30/06/2015
54 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Proposed single storey rear extension and loft conversion with front and rear dormers for Mr A Parker.
No objection.
5. 15/1283/FUL Valid date: 02/07/2015
Evergreen Football Club South Way Abbots Langley Hertfordshire WD5 0JL - Single storey side and rear, and single storey front extensions; internal alterations; replacement cladding to building and alterations to create fenced compound for Mr Mark Ward.
As the Parish Council is lessor of the above property the committee noted the application.
6. 15/1258/CLED Valid date: 01/07/2015
12 Old Mill Road Hunton Bridge Hertfordshire WD4 8RH - Certificate of Lawfulness Existing Use: Use of dwelling as a single dwellinghouse for Miss Ann Pay.
No objection. Providing officers of Three Rivers District Council are satisfied as to the lawfulness of the application.
7. 15/1383/RSP Valid date: 03/07/2015
11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Retrospective: Part change of use of land (including outbuilding) from residential to a mixed use: residential (class C3) and storage (Use Class B8) and erection of three storage containers for Mr Jason Bone.
Members object to this development as it is entirely inappropriate for the area. The proposed use of the containers is for the storage of flowers, which will have to have refrigeration units installed, so there is a risk of noise nuisance to neighbouring properties.
8. 15/1221/RSP Valid date: 06/07/2015
84A And 84B Abbots Road Abbots Langley Hertfordshire - Retrospective: Alterations to front drives and boundary fencing to numbers 84A and 84B for Mr Peter Bennett.
No objection. But members were concerned about the use of shingle on the drive as this will then be deposited on the footway, creating a potential slip hazard. Permeable block paving or similar solid surfacing would be more appropriate.

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9. 15/1316/FUL Valid date: 06/07/2015
14 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Two storey side and rear extensions, single storey rear extension and new front porch for Mr Jason Saunders.
No objection.
10. 15/1388/FUL Valid date: 09/07/2015
79 Summerhouse Way Abbots Langley Hertfordshire WD5 0DX - New driveway with access to the property from the rear garden and new gates for Mr Damian Robinson.
Members object as they were concerned about Shepherd Close being used as access to this property and the effect on residents in those properties. If approved members would expect all appropriate easements to be put in place.
11. 15/1356/FUL Valid date: 10/07/2015
24 Dowding Way Leavesden Hertfordshire WD25 7GA - Single storey rear conservatory for Ms J Naden.
No objection.
12. 15/1402/FUL Valid date: 07/07/2015
Rose Acre End Bedmond Road Pimlico Hertfordshire HP3 8SF - Removal of Condition 13 (Fire Hydrants) of planning permission 14/0110/FUL (Conversion of existing barn to dwellinghouse with single storey side extension, landscaping, parking and associated works) to omit requirement to provide hydrant to serve the development for Tempietto Architects.
No objection. Providing the relevant fire authorities are satisfied with the lack of the hydrant.
13. 15/1441/FUL Valid date: 13/07/2015
Kingswood Bell Lane Bedmond Hertfordshire WD5 0QS - Rear extension with accommodation in the roof served by a rear dormer and loft conversion with side dormers for Mr A Hope.
No objection.