

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 23rd September 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 Liz Burns Councillor Leslie Proctor
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

164. Apologies for absence

Apologies were received, accepted and recorded from Councillor Alex Michaels (unavailable).

165. Declarations of interest

There were no declarations of interest.

166. Public participation

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

167. To confirm the Minutes of the previous meeting

It was proposed by Councillor Owen Roe, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 1st and 22nd July, 12th August and 2nd September 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.

168. Planning Decisions from Three Rivers District Council

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

169. 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.

170. Three Rivers District Council - Planning Committee

- i. Councillor Liz Burns attended the meeting held on 17th September 2015 and reported on planning application 15/1026/FUL - Land adjacent to Woodside Road, Abbots Langley. Approval was delegated to the Director of Community and Environmental Services to grant permission subject to a S106, conditions and amendments. A large number of conditions to be varied, details of which will be circulated to Members.
- ii. Councillor Liz Burns will attend the next two meetings of the above Committee on 15th October and 19th November 2015.

171. Consultations - Dacorum

Councillor Owen Roe had reviewed the consultation on focused changes to the Pre-Submission version of the Site Allocations Development Document. Members noted the contents and agreed they had no recommendations to make.

The meeting closed at 8.44 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 23rd September 2015

Appendix A1

1. **15/1283/FUL** ALPC meeting 22/07/2015

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.

ALPC Comment: As the Parish Council is the lessor of the above property the committee noted the application.

TRDC Decision: Approved
2. **15/1383/RSP** ALPC meeting 22/07/2015

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.

ALPC Comment: 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 refrigeration units installed, so there is a risk of noise nuisance to neighbouring properties.

TRDC Decision: Refused

Reason: The change of use of land (including outbuilding) from residential to a mixed use: residential (Class C3) and storage (Class B8) and erection of three storage containers would by reason of increased activity and coming and goings to and from the site result in demonstrable harm to neighbouring residential amenity, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).
3. **15/1402/FUL** ALPC meeting 22/07/2015

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.

ALPC Comment: No objection, providing the relevant fire authorities are satisfied with the lack of the hydrant.

TRDC Decision: Approved
4. **15/1441/FUL** ALPC meeting 22/07/2015

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.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **15/1380/FUL** ALPC meeting 12/08/2015

Midway 2B Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - First floor side extension and conversion of garage into habitable accommodation for Miss Nicola Day.

ALPC Comment: Members have concerns that the proposed first floor extension is less than 1.2 meters from the boundary and is not in line with current regulations.

TRDC Decision: Approved

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6. 15/1482/FUL ALPC meeting 12/08/2015
1A Langley Road Abbots Langley Hertfordshire WD5 0EH - Removal of Condition 1 (Use as a wholesale warehouse or repository) of planning permission W/1513/68 for Clovercourt Limited.
ALPC Comment: No objection to the removal of condition 1.
TRDC Decision: Approved
7. 15/1408/FUL ALPC meeting 12/08/2015
18 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Extension of roof and conversion of roof level to provide habitable accommodation including addition of front and rear rooflights and conversion of garage into habitable accommodation for Mr Gordon Kampta.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed extension to the roof, by reason of the excessive scale and width would result in a disproportionate addition to the original dwelling. There would be encroachment of built form into the Green Belt at first floor level and the development would have an adverse impact on the openness of the Metropolitan Green Belt. The development would be an inappropriate form of development within the Metropolitan Green Belt and would result in actual harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm of the development to the openness of the Green Belt. As such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).
8. 15/1504/FUL ALPC meeting 12/08/2015
37 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey rear extension for Mr John Paynter.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 15/1357/RSP ALPC meeting 12/08/2015
23 Royce Grove Leavesden Hertfordshire WD25 7GB - Part Retrospective: Single storey rear extension for Mr Steven Cullenane.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 15/1550/FUL ALPC meeting 12/08/2015
36 Mallard Road Abbots Langley Hertfordshire WD5 0GE - Garage conversion for Mr Kris Read.
ALPC Comment: No objection, although members would suggest the render matches the existing main building.
TRDC Decision: Approved
11. 15/1528/FUL ALPC meeting 12/08/2015
62 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side and rear extension and single storey side and rear extensions for Mr A Forbes.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 15/1620/FUL ALPC meeting 02/09/2015
38 Mallard Road Abbots Langley Hertfordshire WD5 0GE - Single storey rear extension and internal alterations for Mr Andrew Burton.

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ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 23rd September 2015

Appendix B1

1. 15/1584/FUL Valid date: 27/08/2015
Annexe Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Single storey side extensions and pitched roofed side extension for Mr Darren Brown.
No objections.
2. 15/1757/FUL Valid date: 03/09/2015
79 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side extension for Mr Adam Spenceley.
No objections.
3. 15/1785/FUL Valid date: 08/09/2015
16 Gable Close Abbots Langley Hertfordshire WD5 0LD - Two storey side extension and partial demolition of garden store for Mr & Mrs B Spencer.
No objections.
4. 15/1852/FUL Valid date: 10/09/2015
Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Hybrid Application to include full planning permission for sound stages, workshops, post production facility and extension to the Studio Tour car park together with outline planning permission (matters reserved: appearance and landscaping) for extension to the Studio Tour, workshops, production support building, Studio parking deck, Studio cafe extension, Studio support facilities and associated works for Warner Bros. Studios Leavesden.
Members have no objections to the aspects of the application for full planning permission but do not understand why the full planning permission and the outline element (without plans) are being considered together as one application. Members feel that an application of this size should be considered at District level and request that it is referred to Three Rivers Planning Committee for consideration.
5. 15/1841/FUL Valid date: 09/09/2015
34 Breakspeare Road Abbots Langley Hertfordshire WD5 0EP - Demolition of existing conservatory and construction of single storey rear extension for Mr Dan Szelazek.
No objections.
6. 15/1553/FUL Valid date: 09/09/2015
8 Cunningham Way Leavesden Watford Hertfordshire WD25 7NL - Alterations to shop front for Chemilab Pharmacy.
No objections.
7. 15/1554/ADV Valid date: 09/09/2015
8 Cunningham Way Leavesden Watford Hertfordshire WD25 7NL - Advertisement Consent: Erection of externally illuminated signage for Chemilab Pharmacy.
No objections.
8. 15/1831/FUL Valid date: 08/09/2015
61 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Two storey side and rear extension and single storey front and side extensions and extension to raised patio to rear for Mr Chris Slater.
No objections.

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9. 15/1732/FUL

Valid date: 28/08/2014

69 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Two storey and single side and rear extensions for Mr and Mrs Jon Tankard.

No objections, however Members do have concerns with regard to the gravel from the drive/parking area being dislodged onto the adjoining footway and road with the movement of the cars.

10. 15/1830/PDD

Valid date: 08/09/2015

1A Langley Road Abbots Langley Hertfordshire WD5 0EH - Prior Approval: Change of use of building from storage (Class B8) and distribution to residential (Class C3) for Mr G Sewell.

Members feel they have no grounds to object.