

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 24th February 2016 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
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

351. Apologies for absence

Apologies were received, accepted and recorded from Councillors Leslie Proctor and Alex Michaels (both unavailable).

352. Declarations of interest

Councillor Jean Bowman declared an interest in agenda item B1. 9. planning application 16/0149/FUL, as she is a member of the affected residents association and left the room during discussions on this item.

353. Public participation

Four members of the public attended the meeting and Mrs Moira Bunting signed in to speak on item B1.9.

354. Planning Decisions from Three Rivers District Council

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

355. 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, with the agreement of Members, brought forward item 9. for discussion first.

Mrs Bunting spoke on behalf of Bell Lane Residents Association against planning application 16/0149/FUL - Erection of four stables at land adjoining The Weald, Bell Lane, Bedmond. They believe the land, within the green belt, should be preserved as a green open space and the development would have a detrimental effect on local wildlife. Other objections included: hygiene issues; current lack of utilities to the site and the higher volume of road traffic increasing the wear and tear on the unmade road surface which residents maintain at their own expense.

356. Three Rivers District Council - Planning Committee

Councillor Liz Burns will attend the next two meetings of the above, on 17th March and 21st April 2016.

357. Road Naming

Members discussed the following for new road names:

- i. They were happy with the developers suggestion of The Copse as the street name for the development on the old Eric Shepherd/Crossways site, but in view of the existing apple trees which will be lost, they felt The Bramleys or Bramley Place/Close would be more suitable or as there is a similar road name already perhaps Apple Place/Close.
- ii. Members suggested names with a horse theme for the new roads on the development on the east side of Woodside Road as a historic link to the field's former use, such as: Saddlers Crescent; Farrier; Bridle; Groom; Mane; Reins (Walk/Way).

Abbots Langley Parish Council

An alternative suggestion is to use the link between the Halifax aircraft and its crash site in WWII on nearby Fortunes Farm. Fraser Crescent as the main road with Gates, Tait and Ross for the other roads, to be named after the pilot and crew members.

The meeting closed at 8.58 pm.

Signed: _____

Dated: _____

Planning applications decided by Three Rivers District Council
Reported on 24th February 2016

Appendix A1

1. 15/1852/FUL ALPC meeting 23/09/2015

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.

ALPC Comment: 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.

TRDC Decision: Approved
2. 15/2264/FUL ALPC meeting 09/12/2015

5 Bucknalls Close Garston Watford Hertfordshire WD25 9NB - Roof extensions to change flat roof to pitched roof with side dormers and front and rear gables to allow accommodation within the roofspace for Mr Baladi.

ALPC Comment: No objections.

TRDC Decision: Approved
3. 15/2447/FUL ALPC meeting 22/12/2015

Berry Bushes Farm Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RW - Two storey side extension, new entrance door with external canopy, internal alterations and alterations to fenestration for Mr Allan Crawley.

ALPC Comment: No objections.

TRDC Decision: Approved
4. 15/2458/FUL ALPC meeting 22/12/2015

65 Offord Grove Leavesden Hertfordshire WD25 7NF - Loft conversion including rooflights to front roof slope for Mr and Mrs Greg and Magda Trzaskowska.

ALPC Comment: No objections in principle but Members are seriously concerned that there is insufficient parking available in this congested residential area for a four bedroom house.

TRDC Decision: Refused

Reason: The proposed development would lead to a shortfall of parking provision and amenity space which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
5. 15/2405/FUL ALPC meeting 22/12/2015

31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Two storey side extension, two storey rear extension, loft conversion including front and rear dormers and construction of front porches, subdivision to create two three bedroom dwellings and construction of a new vehicular access for Mr D Walker.

Abbots Langley Parish Council

ALPC Comment: Members object to this contrived, overdevelopment of the site which, with provision for only two cars, will exacerbate the parking problems in this already crowded vicinity. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Refused

Reasons:

1. The proposed two storey rear extension to the rear of 31 Railway Terrace, by virtue of its siting, depth and height would result in an unduly prominent and un-neighbourly form of development detrimental to neighbouring residential amenity and would result in a significant loss of light to the adjacent ground floor and first floor windows at number 30 Railway Terrace. The proposal therefore fails to comply with Policies CP1 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 by reason of its parking layout and shortfall of car parking provision would lead to a significant increase in on-street parking in an area identified as experiencing pressure for parking and would lead to a layout unable to provide suitable access for all potential users and which requires vehicle manoeuvres to be carried out on and off the site to the detriment of highway safety and which would cause obstruction to pedestrians. The proposed development would be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

6. 15/2533/FUL ALPC meeting 13/01/2016
57 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension for Mr and Mrs Partington.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 15/2490/FUL ALPC meeting 13/01/2016
The Briars 2 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Two storey front/side extension, side dormer and front porch for Mr A Johnson.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 15/2465/FUL ALPC meeting 13/01/2016
16 Gable Close Abbots Langley Hertfordshire WD5 0LD - Two storey side extension, partial demolition of garden store and creation of vehicular cross over and change of use of grass verge to facilitate access for Mr and Mrs Spencer.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 15/2601/FUL ALPC meeting 13/01/2016
56 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey front extension and alterations to fenestration for Mr N Woodard.
ALPC Comment: No objections.
TRDC Decision: Approved

Abbots Langley Parish Council

10. 15/2577/FUL ALPC meeting 13/01/2016
119 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Erection of two storey three bedroom attached dwelling and construction of a new vehicular access and parking to serve existing dwelling for Mr Simon Waters.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 15/2599/FUL ALPC meeting 13/01/2016
75 Lemonfield Drive Garston Hertfordshire WD25 9TT - Demolition of garage and construction of single storey side and rear extension. for Mr Adam Achille.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 15/2607/FUL ALPC meeting 13/01/2016
26 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QB - First floor side extension and conversion of garage to habitable accommodation for Mr I Willett.
ALPC Comment: Members have no objections to the side extension but regret the loss of the garage in this congested road.
TRDC Decision: Approved
13. 15/2442/FUL ALPC meeting 13/01/2016
106 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - Single storey extension to side/rear and storm porch to front for Mr and Mrs Bennett.
ALPC Comment: No objections.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 24th February 2016

Appendix B1

1. 16/0137/FUL Valid date: 26/01/2016
51 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Two storey side extension with dormers to front and rear for Mr M Wong.
Members have no objections now that the proposed car port in front of the property on the earlier withdrawn application, has been removed.
2. 16/0202/FUL Valid date: 28/01/2016
Amicitia Greenways Abbots Langley Hertfordshire WD5 0EU - Construction of replacement outbuilding within rear garden for Mr P Warman.
No objections.
3. 16/0146/FUL Valid date: 27/01/2016
37 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Part first floor rear extension, second storey rear extension with Juliet balcony and replacement roof to existing single storey rear extension for Mr and Mrs M Gully.
No objections.
4. 15/2559/FUL Valid date: 29/02/2016
Parmiters School High Elms Lane Abbots Langley Hertfordshire WD25 0UU - Demolition of existing science block and construction of new three storey science class block for The Governors Of Parmiter's School.
Members support this application within the green belt due to the special circumstances.
5. 16/0153/FUL Valid date: 03/02/2016
18 Hunton Bridge Hill Hunton Bridge Hunton Bridge Kings Langley Hertfordshire WD4 8PU - Erection of three new detached houses with accommodation in the roof space each with private garden, shared central courtyard and attached or detached garages and creation of new vehicular access to allow for a new driveway and access from Hunton Bridge Hill for Lois Gastoneaux Homes.
Despite the changes to the style of the proposed buildings, Members still feel this application is inappropriate and an overdevelopment of the plot. They have concerns with regard to the safety of the access onto the busy road.
6. 16/0227/FUL Valid date: 02/02/2016
68 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Loft conversion including rear dormer and front rooflights for Mr J Rigby.
Members are concerned that the extra bedroom will increase parking problems in this congested area.
7. 16/0252/PDR Valid date: 05/02/2016
Unit E Home Park Industrial Estate Station Road Kings Langley Hertfordshire - Prior Notification: Change of use from Office (Class B1) to 40 Residential units (Class C3) for KLBC LLP.
No objections.
8. 16/0129/RSP Valid date: 01/02/2016
14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Retrospective: Replacement pitched roof over garage for Mr Tim Wright.
No objections.

Abbots Langley Parish Council

9. 16/0149/FUL Valid date: 08/02/2016
Land Adjoining The Weald Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QT - Erection of four stables with associated hardstanding for Mr Kevin Crawford.
Members object to this application, in view of it's position at the end of a private un-adopted road. The additional traffic will increase the wear and tear on the unmade road surface which is maintained at the residents own expense. They also have concerns regarding the safety aspects of the access for large vehicles from Bell Lane onto Bedmond High Street. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
10. 16/0281/FUL Valid date: 10/02/2016
2 The Fairway Abbots Langley Hertfordshire WD5 0JT - Two storey side extension, single storey rear extension and erection of front porch for Mr and Mrs David Woolner.
No objections.
11. 16/0309/FUL Valid date: 11/02/2016
15 Bateson Drive Leavesden Watford Hertfordshire WD25 7ND - Conversion of garage into habitable accomodation and extension to drive for Mrs Danielle.
No objections, however Members do regret the loss of the garage on this new development.
12. 16/0251/RSP Valid date: 10/02/2016
69 and 71 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Part Retrospective: Rear infill extension of both 69 and 71; extension of roof to form crown roof with dormers for Mr Trevor Woodger.
No objections.
13. 16/0240/FUL Valid date: 11/02/2016
46 Toms Lane Kings Langley Hertfordshire WD4 8NB - First floor side extension and loft conversion including rear dormer and rooflights for Mr & Mrs Bailey.
Members are concerned about the proximity of the proposed two storey element of the extension, to the neighbouring boundary.
14. 16/0311/FUL Valid date: 11/02/2016
54 Berkeley Close Abbots Langley Hertfordshire WD5 0XD - Single storey rear extension for Mr A Symonds.
No objection.
15. 16/0265/FUL Valid date: 12/02/2016
1 Lodge Close Garston Hertfordshire WD25 9BD - Single storey side annexe extension for Mr S Mistry.
No objections, but the annexe must remain as ancillary accommodation, subordinate to the main property and not become a self contained dwelling.