

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 16th March 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
Councillor Alex Michaels

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

390. Apologies for absence

Apologies were received, accepted and recorded from Councillor Leslie Proctor (unavailable).

391. Declarations of interest

There were no declarations of interest.

392. Public participation

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

393. To confirm the Minutes of the previous meeting

It was proposed by Councillor Liz Burns, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 13th January, 3rd and 24th February 2016, 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.

394. Planning Decisions from Three Rivers District Council

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

395. 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.

396. Three Rivers Highways Liaison Meeting

Councillor David Major will attend the next meeting of the above on Tuesday 24th May 2016 at 6.30pm in the Penn Chamber, TRDC Offices, Rickmansworth.

397. Business Organisation

Members discussed the current remit of the Committee (v. minute 362) in terms of which planning applications it has to consider. They agreed their consultation on all applications within the Parish was of great importance in terms of equal treatment; engagement with Parishioners; publicity; insight into local knowledge and providing a platform for members of the public to speak and express their views, by addressing the committee at planning meetings in their own area. Members were in agreement that there should be no change to their Terms of Reference and that the matter be referred back to the next Staffing Committee Meeting on 27th April 2016.

The meeting closed at 8.55 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 16th March 2016

Appendix A1

1. **15/2553/FUL** ALPC meeting 13/01/2016
9 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Creation of off street parking including new vehicular cross over and hardstanding to the front for Mr and Mrs Walters.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **16/0017/FUL** ALPC meeting 13/01/2016
72 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey side extension and single storey front and rear extension for Mr and Mrs Bunting.
ALPC Comment: Despite the 1 metre gap between the proposed extension and the boundary, Members have no objections.
TRDC Decision: Approved
3. **16/0004/FUL** ALPC meeting 03/02/2016
88 Starling Place Boundary Way Abbots Langley Watford Hertfordshire WD25 7SW - Front entrance porch for Mr and Mrs Radoslaw Maksymiak.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **16/0043/FUL** ALPC meeting 03/02/2016
White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Entrance porch and extension to basement level for Mr James Perris.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed porch by reason of its scale and design would cause harm to the character of the Grade II Listed Building would therefore fail to conserve or enhance the heritage asset. It would therefore be contrary to Policies CP1 and CP2 of the Core Strategy (adopted October 2011) and Policy DM3 of Development Management Policies LDD (adopted October 2013).
5. **16/0044/LBC** ALPC meeting 03/02/2016
White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Listed Building Consent: Entrance porch and extension to basement level for Mr James Perris.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed porch by reason of its scale and design would cause harm to the character of the Grade II Listed Building would therefore fail to conserve or enhance the heritage asset. It would therefore be contrary to Policies CP1 and CP2 of the Core Strategy (adopted October 2011) and Policy DM3 of Development Management Policies LDD (adopted October 2013).

Abbots Langley Parish Council

Planning applications considered on 16th March 2016

Appendix B1

1. 16/0354/FUL Valid date: 18/02/2016
8 Braham Crescent Leavesden Watford Hertfordshire WD25 7NN - Single storey rear conservatory for Mr and Mrs Brian Cosson.
No objections.
2. 16/0176/FUL Valid date: 17/02/2016
4 Cunningham Way Leavesden Hertfordshire - Installation of new shopfront for Mr G Metha.
No objections.
3. 16/0180/ADV Valid date: 17/02/2016
4 Cunningham Way Leavesden Hertfordshire - Advertisement Consent: Installation of externally illuminated signage for Mr G Metha.
No objections.
4. 16/0214/FUL Valid date: 15/02/2016
6 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU - Two storey front and side extension and conversion of garage into annexe for Ms E Long.
Members have concerns about the independent nature of the annex which must remain as ancillary accommodation, subordinate to the main property and not become a self contained dwelling.
5. 16/0331/FUL Valid date: 17/02/2016
14A Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Single storey front and rear extensions, new roof forms over existing single storey side and front projections with rooflights and alterations to fenestration for Mr & Mrs T Maginley.
No objections.
6. 16/0300/FUL Valid date: 19/02/2016
64 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Extension of roof over existing flat roof extension for Mr Ben Roberts.
Members feel this is an improvement to the appearance of the property and have no objections.
7. 16/0338/FUL Valid date: 19/02/2016
31 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey rear extension and conversion of garage into habitable accommodation for Mr and Mrs Dixon.
No objections.
8. 16/0383/FUL Valid date: 19/02/2016
Garages at Broomfield Rise Abbots Langley Hertfordshire WD5 0HJ - Demolition of existing garages and erection of three new buildings each containing two, two bed flats with associated parking, including additional off road parking; landscaping and construction of bin store for Watford Community Housing Trust.
Members still have concerns that the design of the new buildings is utilitarian, characterless and out of keeping with the surrounding properties and that the proposed porches are of little practical value. Also that the landscaping proposals in the design report must be adhered to in respect of the retention of the existing two main trees and the new planting, to help negate the loss of the current habitat and the open green space.

Abbots Langley Parish Council

9. 16/0330/FUL Valid date: 19/02/2016
Stable Cottage Chequers Lane Abbots Langley Hertfordshire WD25 0GP - Demolition of existing dwelling and construction of replacement re-sited two storey dwelling including basement and first floor terrace with associated landscaping, fencing and gates for Mr & Mrs Currie.
Members have no objections to the application but do have concerns with regards to the bats and that the comments by Herts and Middlesex Wildlife Trust are taken into consideration.
10. 16/0255/CLED Valid date: 19/02/2016
Highwood Lodge Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Certificate of Lawfulness Existing Use: Conversion of stable building to a bungalow for Mr Adam Kenealy.
Members noted this application and have no comments due to the lack of details available.
11. 16/0345/FUL Valid date: 24/02/2016
36 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Single storey rear conservatory for Mr and Mrs J Johnson.
No objections.
12. 16/0436/FUL Valid date: 26/02/2016
6A Gallows Hill Abbots Langley Hertfordshire WD4 8PJ - Single storey rear extension, part single part two storey side extension, conversion of garage to habitable accommodation and construction of detached garage for Mr and Mrs Saunders.
Members have no objection to the proposal with a condition that the loft in the garage is not used as residential accommodation separate from the main dwelling.
13. 16/0307/FUL Valid date: 29/02/2016
7 Gallows Hill Abbots Langley Hertfordshire WD4 8PL - Two storey side and rear extension, single storey rear extension, increase in ridge height and construction of front boundary wall for Mr Andrew Osborn.
Members have concerns with regard to the possible overlooking of the neighbouring property (number 5) from the new windows in the southern elevation and would like obscure glass to be used.
14. 16/0407/FUL Valid date: 02/03/2016
101 Toms Lane Kings Langley Hertfordshire WD4 8NP - First floor side extension for Dr Keith Langley and Melanie Gibson-Walsh.
Members are concerned that the cumulative effect of this, the previous extension and the loft conversion, may amount to over the 40% increase guidance for properties within the green belt.
15. 16/0448/FUL Valid date: 03/03/2016
27 Chichester Way Garston Hertfordshire WD25 9TY - Two storey side extension for Mr Daren Phillips.
No objections.
16. 16/0389/FUL Valid date: 04/03/2016
37 Toms Lane Kings Langley Hertfordshire WD4 8NA - Single storey rear extension for Mrs B Coker-Godson.
Members object to this application as the cumulative effect of this and the previous extension amount to over the 40% increase guidance for properties within the green belt.

Abbots Langley Parish Council

17. 16/0304/ADV

Valid date: 25/02/2016

1 Cunningham Way Leavesden Abbots Langley Hertfordshire WD25 7NG - Insertion of two internally illuminated fascia signs for Connells Estate Agents.

No objections.

18. 16/0250/FUL

Valid date: 25/02/2016

47 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Single storey rear extension for Miss Katie Glynn.

No objections.