

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 6th April 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 Alex Michaels

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

398. Apologies for absence

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

399. Declarations of interest

Councillor Alex Michaels declared an interest in agenda item B1. 9. planning application 16/0370/FUL, as a neighbouring property owner and left the room during discussions on this item.

400. Public participation

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

401. Planning Decisions from Three Rivers District Council

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

402. 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.

403. Hertfordshire County Council

i. Great Westwood Quarry

Members noted the Application 8/0258-15, to vary some conditions of Planning Permission 8/0874-11 and increase the time period to complete restoration by one year and amend final restoration contours, at Great Westwood Quarry, Fir Tree Hill, Chandlers Cross, was permitted on 11th March 2016.

ii. Old Mill Road, Hunton Bridge

Members noted the new restrictions which came into effect on Monday 4th April 2016:

- a. The Hertfordshire (Old Mill Road, Hunton Bridge, Abbots Langley) (Restriction of Waiting) Order 2015.
- b. The Hertfordshire (Old Mill Road, Hunton Bridge, Abbots Langley) (40mph Speed Limit) Order 2015.

The meeting closed at 8.50 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 6th April 2016

Appendix A1

1. **16/0071/FUL** ALPC meeting 03/02/2016

112 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Demolition of garage and outbuilding and construction of two storey side extension to provide annexe; replacement and conversion of main roof to provide second floor accommodation including increase in ridge height, dormers and rooflights; provision of photovoltaic panels; and alterations to landscaping including additional hardstanding to frontage for Mr D Exley.

ALPC Comment: No objections. Members expressed some concerns about just two parking spaces for a six bedroom property.

TRDC Decision: Refused

Reason: The proposed development by reason of its size, bulk and massing and excessive height would result in the dwelling appearing unduly prominent and would result in demonstrable harm to the character and appearance of the application dwelling, streetscene and wider area contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).
2. **16/0092/FUL** ALPC meeting 03/02/2016

18 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey side extension for Handydraftsman.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **16/0137/FUL** ALPC meeting 24/02/2016

51 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Two storey side extension with dormers to front and rear for Mr M Wong.

ALPC Comment: Members have no objections now that the proposed car port in front of the property on the earlier withdrawn application, has been removed.

TRDC Decision: Approved
4. **16/0202/FUL** ALPC meeting 24/02/2016

Amicitia Greenways Abbots Langley Hertfordshire WD5 0EU - Construction of replacement outbuilding within rear garden for Mr P Warman.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **16/0146/FUL** ALPC meeting 24/02/2016

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.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed second floor extension would, by reason of its height, width, depth and design, result in an incongruous, domineering, obstructive and harmful feature on the residential amenities of numbers 35 and 39 Primrose Hill and appear disproportionate in scale to the original building. The proposal would therefore have an adverse impact on the residential amenities of occupiers of the neighbouring properties and fail to respect the character of the building contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy

Abbots Langley Parish Council

DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

6. **16/0227/FUL** ALPC meeting 24/02/2016
68 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Loft conversion including rear dormer and front rooflights for Mr J Rigby.
ALPC Comment: Members are concerned that the extra bedroom will increase parking problems in this congested area.
TRDC Decision: Approved
7. **16/0252/PDR** ALPC meeting 24/02/2016
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.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **16/0129/RSP** ALPC meeting 24/02/2016
14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Retrospective: Replacement pitched roof over garage for Mr Tim Wright.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed development results in a disproportionate addition to the existing outbuilding and dwelling and therefore constitutes inappropriate development within the Metropolitan Green Belt. The development also causes significant actual harm to the Green Belt through the loss of openness, encroachment of built form to the side and rear of the application dwelling and the resulting urbanising and prominent feature within the area by reason of the height, bulk and design of the replacement roof. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm and the development is contrary to Policies SP11 and CP12 of the Core Strategy (adopted October 2011) Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
9. **16/0281/FUL** ALPC meeting 24/02/2016
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.
ALPC Comment: No objections.
TRDC Decision: Approved
10. **16/0311/FUL** ALPC meeting 24/02/2016
54 Berkeley Close Abbots Langley Hertfordshire WD5 0XD - Single storey rear extension for Mr A Symonds.
ALPC Comment: No objection.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 6th April 2016

Appendix B1

1. **16/0406/FUL** Valid date: 08/03/2016
28 Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8RY - Erection of single storey side and rear extensions with habitable accommodation in the roof served by front and rear dormers and inclusion of flank Juliet balcony for Mr and Mrs Marshall.
Members have concerns that the proposed extension is overdevelopment within the green belt.
2. **16/0293/FUL** Valid date: 10/03/2016
Oak Lodge Chequers Lane Abbots Langley Hertfordshire - Variation of Conditions 2 (Approved Plans), 5 (External Materials), 8 (Boundary Treatment) and 14 (Landscaping) of planning permission 12/1018/FUL to allow alterations to fenestration and internal alterations to approved dwellings; alterations to approved hardsurfacing and boundary treatment materials; alterations to approved boundary treatments; and revised landscaping scheme for Mr and Mrs Lockwood.
Members have no objections providing the conditions of approval of this application are adhered to.
3. **16/0513/FUL** Valid date: 08/03/2016
78 The Crescent Abbots Langley Hertfordshire WD5 0DS - Single storey front and side extension for Mr K Brammer.
No objections.
4. **16/0523/FUL** Valid date: 09/03/2016
5 Queens Drive Abbots Langley Hertfordshire WD5 0NQ - Single storey side extension for Mr Faraz.
No objections.
5. **16/0555/FUL** Valid date: 10/03/2016
Riverside Old Mill Road Hunton Bridge Hertfordshire WD4 8QT - Single storey front extension for Mr Victor Gutsul.
No objections.
6. **16/0581/FUL** Valid date: 14/03/2016
28 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey rear extension for Mr Paul McConville.
No objections.
7. **16/0413/FUL** Valid date: 02/03/2016
148A Abbots Road Abbots Langley Hertfordshire WD5 0BL - Single storey front, side and rear extensions, erection of car port to side and alterations to fenestration for Mr Ray Lacey.
No objections.
8. **16/0569/FUL** Valid date: 14/03/2016
18 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Single storey rear extension, garage conversion including alterations to roof and construction of replacement greenhouse to rear for Mr Ken Wright.
No objections.

Abbots Langley Parish Council

9. 16/0370/FUL Valid date: 16/03/2016
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate four residential park homes with associated works to boundary treatment and parking areas for Haulfryn Group Ltd.
Members object to this application despite the reduction in the number of units from the previous refused application. They still have concerns about the loss of parking for existing residents and visitors, the detrimental effect on the green belt and the loss of privacy for the neighbouring properties in Toms Lane. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
10. 16/0588/FUL Valid date: 17/03/2016
20 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey rear extension for Mr Ryan Cane.
No objections.
11. 16/0610/FUL Valid date: 22/03/2016
54 The Fairway Abbots Langley Hertfordshire WD5 0JY - Demolition of existing conservatory and construction of single storey rear extension for Ms Wendy Browning.
No objections.
12. 16/0630/FUL Valid date: 23/03/2016
36 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Single storey rear extension for Mr M Marren.
No objections.
13. 16/0492/FUL Valid date: 24/03/2016
38 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Two storey side and rear extension and single storey front, side and rear extensions for Mr S Alderson.
No objections.
14. 16/0625/FUL Valid date: 24/03/2016
19 Wharf Way Hunton Bridge Hertfordshire WD4 8FL - Loft conversion with front and rear rooflights for Mr Gareth Hulmes.
No objections.
15. 16/0669/FUL Valid date: 24/03/2016
43 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey side rear extension for Miss G Canning.
No objections.
16. 16/0573/LBC Valid date: 29/03/2016
27 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Listed Building Consent: Replacement windows for Mr Jonathan Freedman.
No objections.
17. 16/0650/FUL Valid date: 29/03/2016
2 Edson Close Leavesden Hertfordshire WD25 7BX - Loft conversion including insertion of front dormer and rooflights for Archian LTD.
Members have concerns that there is insufficient parking in this area to accommodate a five bedroom property, particularly as the plans show the former garage is now a study/home office.

Abbots Langley Parish Council

18. 16/0286/FUL

Valid date: 17/02/2016

32 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Replacement single storey rear extension for Mr P Truman.

No objections.