

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 27th 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 Liz Burns Councillor Alex Michaels Councillor Leslie Proctor
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

442. Apologies for absence

There were no apologies for absence.

443. Declarations of interest

Councillor Alex Michaels declared an interest in agenda item B1. 8., as the applicant of the planning permission.

444. Public participation

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

445. Planning Decisions from Three Rivers District Council

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

446. 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.

447. Three Rivers District Council - Planning Committee

- i. Councillor David Major reported on the meeting held on 21st April 2016 - planning application 16/0383/FUL - Garages at Broomfield Rise. The application was deferred for officers to negotiate in relation to design and materials.
- ii. Councillor Owen Roe will attend the meeting of the above committee on 26th May 2016.

448. Hertfordshire County Council - Great Westwood Quarry, Fir Tree Hill, Chandlers Cross

Members considered the planning application for the proposed enhancement to the restoration of 31 hectares at Great Westwood Quarry through the importation of inert materials with completion of all operations within 24 months to deliver landscape, drainage, ecological, community and long-term management benefits. They agreed the appearance of the site is continuing to improve and had no comments to submit.

449. Highways and Transport Matters

Members noted the Highways Locality Budget Allocation of £15,000 for footway reconstruction in Upper Highway, Abbots Langley.

Abbots Langley Parish Council

The meeting closed at 8.35 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 27th April 2016

Appendix A1

1. **16/0149/FUL** ALPC meeting 24/02/2016

Land Adjoining The Weald Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QT - Erection of four stables with associated hardstanding for Mr Kevin Crawford.

ALPC Comment: 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.

TRDC Decision: Withdrawn
2. **16/0309/FUL** ALPC meeting 24/02/2016

15 Bateson Drive Leavesden Watford Hertfordshire WD25 7ND - Conversion of garage into habitable accomodation and extension to drive for Mrs Danielle.

ALPC Comment: No objections, however Members do regret the loss of the garage on this new development.

TRDC Decision: Approved
3. **16/0251/RSP** ALPC meeting 24/02/2016

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.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed development, by reason of its excessive bulk and massing and introduction of an incongruous crown roof form would result in a significantly prominent form of development that would harm the visual amenity of the streetscene. As such, the proposal is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2012) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
4. **16/0240/FUL** ALPC meeting 24/02/2016

46 Toms Lane Kings Langley Hertfordshire WD4 8NB - First floor side extension and loft conversion including rear dormer and rooflights for Mr & Mrs Bailey.

ALPC Comment: Members are concerned about the proximity of the proposed two storey element of the extension, to the neighbouring boundary.

TRDC Decision: Refused

Reason: The scale and design of the development would result in inappropriate development that would significantly increase the bulk and massing of the dwelling, would erode space to the side of the dwelling and would result in harm to the openness of the Metropolitan Green Belt. No very special circumstances exist to outweigh this harm. The proposal would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
5. **16/0265/FUL** ALPC meeting 24/02/2016

1 Lodge Close Garston Hertfordshire WD25 9BD - Single storey side annexe extension for Mr S Mistry.

Abbots Langley Parish Council

ALPC Comment: No objections, but the annexe must remain as ancillary accommodation, subordinate to the main property and not become a self contained dwelling.

TRDC Decision: Approved

6. 16/0354/FUL ALPC meeting 16/03/2016
8 Braham Crescent Leavesden Watford Hertfordshire WD25 7NN - Single storey rear conservatory for Mr and Mrs Brian Cosson.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 16/0176/FUL ALPC meeting 16/03/2016
4 Cunningham Way Leavesden Hertfordshire - Installation of new shopfront for Mr G Metha.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 16/0180/ADV ALPC meeting 16/03/2016
4 Cunningham Way Leavesden Hertfordshire - Advertisement Consent: Installation of externally illuminated signage for Mr G Metha.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 16/0214/FUL ALPC meeting 16/03/2016
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.
ALPC Comment: 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.
TRDC Decision: Refused
Reason: The proposed two storey front and side extension by reason of its siting, excessive width, scale and design would represent an unduly prominent form of development, disproportionate in size to the original dwelling to the detriment of the visual amenities of Hunton Bridge Hill and the character and appearance of the application dwelling contrary to Policies CP1 and CP2 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).
10. 16/0331/FUL ALPC meeting 16/03/2016
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.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 16/0300/FUL ALPC meeting 16/03/2016
64 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Extension of roof over existing flat roof extension for Mr Ben Roberts.
ALPC Comment: Members feel this is an improvement to the appearance of the property and have no objections.
TRDC Decision: Approved

Abbots Langley Parish Council

12. 16/0338/FUL ALPC meeting 16/03/2016
31 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey rear extension and conversion of garage into habitable accommodation for Mr and Mrs Dixon.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 16/0330/FUL ALPC meeting 16/03/2016
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.
ALPC Comment: 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.
TRDC Decision: Refused
Reasons:
1. The proposed development, by virtue of its scale, bulk and massing would constitute inappropriate development within the Metropolitan Green Belt. The development also results in a prominent feature within the landscape and would result in actual harm to the Green Belt. 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 CP11 and CP12 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).
2. In the absence of further surveys identified as a requirement by the submitted Preliminary Roost Assessment (Cherryfield Ecology, February 2015) and details of any proposed mitigation/compensation measures, it has not been demonstrated that the proposal would not adversely affect biodiversity and the development would be contrary to Policy CP9 of the Core Strategy (adopted October 2011), Policy DM6 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
14. 16/0255/CLED ALPC meeting 16/03/2016
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.
ALPC Comment: Members noted this application and have no comments due to the lack of details available.
TRDC Decision: Refused
15. 16/0345/FUL ALPC meeting 16/03/2016
36 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Single storey rear conservatory for Mr and Mrs J Johnson.
ALPC Comment: No objections.
TRDC Decision: Approved
16. 16/0436/FUL ALPC meeting 16/03/2016
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.
ALPC Comment: 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.

Abbots Langley Parish Council

TRDC Decision: Approved

17. 16/0304/ADV

ALPC meeting 16/03/2016

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

ALPC Comment: No objections.

TRDC Decision: Approved

18. 16/0250/FUL

ALPC meeting 16/03/2016

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

ALPC Comment: No objections.

TRDC Decision: Approved

19. 16/0513/FUL

ALPC meeting 06/04/2016

78 The Crescent Abbots Langley Hertfordshire WD5 0DS - Single storey front and side extension for Mr K Brammer.

ALPC Comment: No objections.

TRDC Decision: Approved

20. 16/0413/FUL

ALPC meeting 06/04/2016

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.

ALPC Comment: No objections.

TRDC Decision: Approved

21. 16/0286/FUL

ALPC meeting 06/04/2016

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

ALPC Comment: No objections.

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 27th April 2016

Appendix B1

1. **16/0727/FUL** Valid date: 31/03/2016
96 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Construction of single storey detached garage to rear of site to be accessed via garages off of Jacketts Field for Mr Brian Birch.
No objections subject to a suitable easement with regard to the access. Members did however, express concerns as to how the structure will be maintained due to its close proximity with the existing garage at number 94 and the property boundary on either side.
2. **16/0721/FUL** Valid date: 04/04/2016
YMCA Clubhouse Building Leavesden Country Park North College Road Abbots Langley Hertfordshire WD5 0GU - Redevelopment of existing clubhouse building to provide community building and cafe with public toilets and associated landscaping for One YMCA.
Members support this application with a condition that Linnet Road remains as an emergency only access.
3. **16/0734/FUL** Valid date: 06/04/2016
60 Toms Lane Kings Langley Hertfordshire WD4 8NB - Proposed two storey side and single storey front and rear extensions for Mr D Nichols.
Members are concerned that the proposal is too large and may contravene the 40% guidance for properties within the green belt.
4. **16/0784/FUL** Valid date: 07/04/2016
Wayside Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Single storey side and rear extension and extension to raised terrace to rear for Mr and Mrs L Farquharson.
No objections.
5. **16/0807/RSP** Valid date: 12/04/2016
69 Trowley Rise Abbots Langley WD5 0LN - Part Retrospective: Two storey and single storey side and rear extensions and alterations to front drive and loft conversion including rear dormer for Mr and Mrs Jon Tankard.
No objections.
6. **16/0806/FUL** Valid date: 12/04/2016
5 Follett Drive Abbots Langley WD5 0LP - Single storey front, side and rear extension with connection to existing detached garage, two storey rear extension and alterations to frontage for Mr and Mrs Newing.
No objections.
7. **16/0797/FUL** Valid date: 13/04/2016
Flint Cottage Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RN - Single storey side and front extension, infill of existing canopy and raised patio to front for Ralph Trustees Limited.
No objections.
8. **16/0800/FUL** Valid date: 11/04/2016
77 Toms Lane Kings Langley WD4 8NJ - New pitched roof over existing single storey rear extension and installation of rooflights for Mr Alex Michaels.
Members noted this application. They declined to make any comments as the applicant is an elected Parish Councillor and a Member of this Planning and Highways Committee.

Abbots Langley Parish Council

9. 16/0860/FUL

Valid date: 18/04/2016

81 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension for Mrs Camilla Hanson.

No objections.

10. 16/0668/FUL

Valid date: 18/04/2016

8 Mutchetts Close Garston Hertfordshire WD25 9TS - Proposed single storey rear extension, first floor side extension, front porch and garage conversion for Mr Tomasz Stefanski.

Members are concerned about the boundary to boundary aspect of this proposed development for the ground and first floors. They understand that there could be a CLPD application in the future for conversion of the loft with dormer windows, to which they would object, due to the lack of parking in the area and the loss of the garage with this current application.

11. 16/0835/FUL

Valid date: 19/04/2016

18 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU - Variation of Conditions 2 (Plans), 6 (Windows) and 8 (Balcony) and removal of Condition 7 (Rooflights) of planning permission 14/2119/FUL including alterations to access, scale, appearance, layout and landscaping for Andrews.

No objections.