

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 8th June 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.

49. Apologies for absence

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

50. Declarations of interest

There were no declarations of interest.

51. Public participation

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

52. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1, were noted by Members present. Councillor David Major requested that Item 1. (16/0383/FUL) should refer to the approval having followed negotiations between officers and the developers in relation to the design of the buildings, resulting in a more attractive scheme being submitted and approved.

53. 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.

54. Three Rivers District Council- Planning Committee

- i. Councillor Owen Roe attended the meeting on 26th May 2016 and reported on planning application 16/0383/FUL, which was approved (see minute 52 above) and planning application 16/0721/FUL which was also approved.
- ii. Councillor Jean Bowman will attend the next two meetings of the above committee on 30th June and 21st July 2016.

55. Highways and Transport Matters

Members noted the following road closures within the Parish:

- i. St Albans Lane, Bedmond from its junction with Bedmond Lane south westwards to its junction with Sergehill Lane and Sergehill Lane, Bedmond from its junction with St Albans Lane north eastwards and south eastwards to its junction with Whitehouse Lane. The lengths of roads will each be closed between 10.00am and 2.00pm on Sunday 12th June 2016, when signs are in place, to ensure public safety and prevent accidents for the duration of the St Albans Half Marathon.
- ii. Lauderdale Road, Hunton Bridge, to ensure public safety and prevent accidents for the duration of the "Queens 90th Birthday Street Party". The road will be closed between 1.00pm and 9.00pm on Sunday 12th June 2016, when signs are in place.

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56. Appeals

Members noted the appeal against the refusal of planning permission 15/1383/RSP - 11 Bucknalls Lane, Garston - a 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. Appeal ref: APP/P1940/W/16/3145723.

57. Correspondence

Members noted:

- i. The communication from HCC Highways that due to a change by the Government in relation to lines and signs, the permission requested by the Parish Council for a sign at Bedmond, to commemorate the birthplace of Pope Adrian IV, cannot be given at this time. The Officer updated the committee that we now had a contact which will be followed up.
- ii. Highwood Lodge, Highwoodhall Lane, Pimlico (15/0182/COMP) - Enforcement Notice has been served on the site following refusal of a Lawful Development Certificate under reference 16/0255/CLED - conversion of stable building to a bungalow.

The meeting closed at 9.12 pm.

Signed: _____

Dated: _____

Planning applications decided by Three Rivers District Council
Reported on 8th June 2016

Appendix A1

1. 16/0383/FUL

ALPC meeting 16/03/2016

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.

ALPC Comment: 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.

TRDC Decision: Approved - following a deferral for one month for negotiations between officers and the developers in relation to the design of the buildings, resulting in a more attractive scheme being submitted and approved.

2. 16/0370/FUL

ALPC meeting 06/04/2016

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.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: R1 The proposed development would result in a greater impact on the openness of the site and Green Belt and would constitute inappropriate development within the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and the development is contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

R2 The proposed development, by virtue of the loss of parking, would fail to provide sufficient parking spaces to serve existing residents of High View Caravan Park to the detriment of the amenity of existing residents. The proposed development would also fail to provide a safe and adequate means of access to the proposed retained parking area. The proposed development would therefore be contrary to Policies CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM7, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

R3 The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme is for market dwelling and no contribution has been made towards the provision of affordable housing.

3. 16/0630/FUL

ALPC meeting 06/04/2016

36 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Single storey rear extension for Mr M Marren.

ALPC Comment: No objections.

TRDC Decision: Approved

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4. **16/0573/LBC** ALPC meeting 06/04/2016
27 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Listed Building Consent: Replacement windows for Mr Jonathan Freedman.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **16/0727/FUL** ALPC meeting 27/04/2016
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.
ALPC Comment: 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.
TRDC Decision: Approved
6. **16/0721/FUL** ALPC meeting 27/04/2016
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.
ALPC Comment: Members support this application with a condition that Linnet Road remains as an emergency only access.
TRDC Decision: Approved
7. **16/0784/FUL** ALPC meeting 27/04/2016
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.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **16/0689/FUL** ALPC meeting 18/05/2016
146 Toms Lane Kings Langley Hertfordshire WD4 8NY - Single storey front extension for Mr Hagan.
ALPC Comment: No objections.
TRDC Decision: Approved
9. **16/0826/RSP** ALPC meeting 18/05/2016
2B Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Construction of outbuilding for Miss Nicola Day.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 8th June 2016

Appendix B1

1. **16/0999/FUL** Valid date: 12/05/2016
Land at Gallows Hill Lane opposite Hazelwood Lane Abbots Langley Hertfordshire - Removal of existing 8m high mast and erection of replacement 11.7m high mast, relocation of the existing lamp fixture, installation of a cabinet and associated development thereto for MBNL.
Members have concerns about the possible health effects (there being no proof that masts do not constitute a health risk) and the site's proximity to two primary schools. Also the increased visual impact of the mast and associated equipment.
2. **16/0904/LBC** Valid date: 12/05/2016
3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.
No objections.
3. **16/0925/FUL** Valid date: 16/05/2016
25 Langley Lane Abbots Langley WD5 0LS - Demolition of existing garage, subdivision of the site and construction of a detached bungalow fronting Shirley Road with associated parking for Mr Liam Egan.
Members object to this application, being an overdevelopment of the site with very little amenity area. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
4. **16/0855/FUL** Valid date: 13/05/2016
8 Fernhills Abbots Langley Kings Langley Hertfordshire WD4 8PT - Single storey front garage extension, rendering of dwelling and alterations to fenestration for Mr R Fewery.
No objections.
5. **16/1078/PDR** Valid date: 18/05/2016
Pinnacle House Part Unit E Home Park Industrial Estate Station Road Kings Langley Hertfordshire WD4 8LZ - Prior Notification: Change of use from Office (Class B1) to 91 Residential units (Class C3) for Mail Link Developments Ltd.
No objections to the change of use, but Members insist that adequate parking is provided and retained for the sole use of the flats.
6. **16/0843/FUL** Valid date: 19/05/2016
Parkview Bucknalls Close Garston Hertfordshire - Demolition of 8a and 8b Bucknalls Close and extension of Parkview to provide 6 Houses of Multiple Occupation (HMOs) and increased accommodation to existing flats and alterations to parking for Cobalt Property Management.
No objections.
7. **16/1013/FUL** Valid date: 19/05/2016
116 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HE - Two storey and single storey side extension and construction of single storey rear extension for Mr and Mrs Julius and Olusimbo Nuga.
Members object to the first floor of the side extension being only 1 metre from the neighbouring boundary and if approved there should be a 1.2 metre gap.

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8. 16/1053/LBC Valid date: 23/05/2016
1 Mansion House Farm Bedmond Road Abbots Langley WD5 0QB - Listed Building Consent: Replacement and alterations to windows and doors for Philip Stanbury.
No objections.
9. 16/1021/FUL Valid date: 23/05/2016
7 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PL - Two storey side and rear extension, increase in ridge height, raised terrace and construction of front boundary wall for Mr Andrew Osborn.
No objections.
10. 16/1111/FUL Valid date: 26/05/2016
37 Primrose Hill Kings Langley WD4 8HZ - Proposed part first floor rear extension, second storey rear extension with juliet balcony and replacement roof to existing single storey rear extension for Mr & Mrs M Gully.
No objections.
11. 16/1064/FUL Valid date: 23/05/2016
38 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Erection of 4 metre high acoustic fence to rear of site for Mr S Alderson.
No objections providing the construction of the fence meets the approval of Network Rail with regard to the safety aspects, in particular the effect of gale force winds on the structure.
12. 16/1052/FUL Valid date: 25/05/2016
89 Kindersley Way Abbots Langley WD5 0DG - Single storey rear extension and raised terrace to rear with associated screen for Mr R Coulson.
Members have no objections but feel there may be party wall issues.
13. 16/1011/FUL Valid date: 25/05/2016
3 Coopers Mews Abbots Langley WD25 0JD - Single storey rear extension for Mr Joseph Appiah.
No objections.
14. 16/1098/LBC Valid date: 25/05/2016
3 Coopers Mews Abbots Langley WD25 0JD - Listed Building Consent: Single storey rear extension and enlargement of second floor rear windows for Mr Joseph Appiah.
No objections.
15. 16/1057/FUL Valid date: 25/05/2016
Land Adj 6 Parnell Close Abbots Langley Hertfordshire WD5 0DZ - Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane for Stacey and Joseph Brown and Murphy.
Members are concerned that this site is currently used as a communal amenity space/play area, which should be retained as such for the use of the flats in Parnell Close. Additional vehicular traffic will cause problems in Love Lane which is narrow and without passing places.
16. 16/1086/RSP Valid date: 26/05/2016
19B South Way Abbots Langley Hertfordshire WD5 0JL - Retrospective: Alterations to existing outbuilding and conversion into habitable accommodation and construction of single storey side extension connecting outbuilding to dwelling for Dr Vivian Lindo.

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Members have no objections to the conversion into habitable accommodation but planning permission must be sought if used for commercial purposes.

17. 16/1102/FUL

Valid date: 27/05/2016

52 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Single storey rear extension for Mr R Ingleby.

No objections.

18. 16/1061/FUL

Valid date: 12/05/2016

3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Greenwood.

No objections.