

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 12th October 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.

176. Apologies for absence

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

177. Declarations of interest

There were no declarations of interest.

178. Public participation

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

179. Planning Decisions from Three Rivers District Council

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

180. 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.

181. Three Rivers District Council - Planning Committee

- i. Councillor Liz Burns attended the meeting on 22nd September and reported on planning applications 16/1179/FUL - Rear of 4, 6, 8 and 10 Bucknalls Lane, Garston, which was approved and 16/1488/FUL - 25 Langley Lane, Abbots Langley which was approved with a condition that the outbuilding should not be used as an independent dwelling.
- ii. Councillor Liz Burns will attend the meeting of the above committee on 20th October and Councillor Jean Bowman the following meeting on 17th November 2016.

182. Consultations

Members discussed the consultation on the planning application for the proposed erection of a water tank and pumphouse at Waterdale Waste Transfer Station, St Albans Road, Garston and agreed that this was a vital addition in respect of safety on the site.

183. Highways and Transport Matters

Members noted the temporary traffic management measures on various roads in Watford, Hunton Bridge, Chandlers Cross, Langleybury, Abbots Langley and Leavesden to come into force on 11th October 2016 to ensure public safety and prevent traffic congestion for the duration of The British Masters.

184. Appeal

Members noted the appeal against refusal of planning permission 15/2405/RSP - 31 Railway Terrace, Kings Langley. Appeal Ref: APP/P1940/W/16/3155811.

185. Correspondence

The Chairman varied the agenda to include consideration the following urgent consultation with a deadline for comments before the next committee meeting: Planning application at Building Research Establishment, Bucknalls Lane, Garston - reserved matters application - 5/2016/2857. Members discussed the proposed details of access, appearance, landscaping, layout and scale. They are opposed to any through road connection from Bucknalls Lane/Bucknalls Drive to Mount Pleasant Lane; concerned about the extra volume of traffic at the A405 junction and also the utilitarian design of the proposed buildings. Comments to be submitted to St Albans City and District Council.

The meeting closed at 9.06 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 12th October 2016

Appendix A1

1. **16/1270/FUL** ALPC meeting 10/08/2016

Montrose Bell Lane Bedmond WD5 0QS - Part demolition of existing dwelling and construction of replacement attached dwelling with first floor accommodation served by rear dormer and two storey rear projection and raised terrace to rear for The Corcoran Partnership Ltd.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed development would be materially larger than the original and existing dwelling and would therefore be inappropriate development. By reason of the scale, design, siting, height, bulk and massing of the development it would adversely affect the character and the openness of the Green Belt. It is considered that very special circumstances do not exist to outweigh the harm of the development to the Green Belt. As such, the proposal is contrary to Policies CP1 and CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
2. **16/1552/FUL** ALPC meeting 10/08/2016

5 Margaret Close Abbots Langley Hertfordshire WD5 0NN - Proposed single storey side extension and internal alterations for Miss M Hatch.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **16/1541/PDR** ALPC meeting 10/08/2016

Faraday House Station Road Kings Langley Hertfordshire WD4 8LH - Prior Notification: Change of use from offices (Use Class B1) to up to 18 flats (Use Class C3) for KLBC LLP.

ALPC Comment: Members have no grounds to object but are concerned that there will be sufficient parking allocated to the flats with a minimum of 30 spaces provided. There should be a condition attached to any approval regarding access to the building during construction, to protect the private roads around the Ovaltine development and the neighbouring residents.

TRDC Decision: Approved
4. **16/1560/FUL** ALPC meeting 10/08/2016

102 Tibbs Hill Road Abbots Langley WD5 0LL - Part single part two storey rear extension and raised platform to rear for Susan Klapa.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **16/1031/FUL** ALPC meeting 10/08/2016

129 Toms Lane Kings Langley WD4 8NX - Demolition of existing bungalow and erection of two storey dwelling for Mr and Mrs Richards.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: 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 character, visual amenity and openness of the Green Belt and area. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm and the

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development is contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

6. **16/1488/FUL** ALPC meeting 10/08/2016
25 Langley Lane Abbots Langley Hertfordshire WD5 0LS - Demolition of existing double garage and construction of replacement detached outbuilding for Mr Egan.
ALPC Comment: Members object to this application, being overdevelopment of the site. Any approval should include a condition that the building is retained as a garage in the future and remains subordinate to the original dwelling with no subdivision. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Approved
7. **16/1509/FUL** ALPC meeting 10/08/2016
121 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Construction of an attached two storey dwelling, installation of two new vehicular access points, alterations to frontage and alterations to land levels of rear amenity space provision and insertion of retaining walls for P Dunnett.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **16/1615/OUT** ALPC meeting 10/08/2016
Land adjoining 20 Hilltop Road Kings Langley Hertfordshire - Outline Application: Construction of detached two storey family dwelling (all matters reserved) for Mr R Hansard.
ALPC Comment: Members would prefer a more attractive, appealing design for this proposed new property within the green belt.
TRDC Decision: Refused
Reason: The proposal constitutes inappropriate development in the Green Belt that would result in intensification of use of the site and the spread of urbanising development that would result in encroachment and erosion of the openness of the Green Belt. No very special circumstances have been demonstrated to overcome the harm that the proposed development would have on the openness of the Metropolitan Green Belt. The development is contrary to Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the National Planning Policy Framework.
9. **16/1641/FUL** ALPC meeting 31/08/2016
147 Coates Way Garston Watford Hertfordshire WD25 9PF - Two storey side extension and single storey rear extension for Mr Atul Bakrania.
ALPC Comment: Members have concerns regarding the two storey element of the proposed side extension adjacent to the boundary with the adjoining property and that there is insufficient parking for a five bedroomed property in this built up area.
TRDC Decision: Approved
10. **16/1581/FUL** ALPC meeting 31/08/2016
17 Hyde Lane Nash Mills HP3 8RY - Loft conversion including flank and rear dormers and front rooflights for Mrs Wendy Attwood.
ALPC Comment: No objections.
TRDC Decision: Approved
11. **16/1525/FUL** ALPC meeting 31/08/2016
160 Toms Lane Kings Langley WD4 8NZ - Single storey rear extension and alterations to fenestration for Mr and Mrs Buller.

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ALPC Comment: No objections.

TRDC Decision: Approved

12. 16/1635/FUL

ALPC meeting 31/08/2016

60 Kindersley Way Abbots Langley WD5 0DQ - Demolition of existing garage, rear extension and outbuildings; construction of part single, part two storey side and rear extension; front porch; alterations to frontage including creation of additional parking and access ramp for Mr Robert Williams.

ALPC Comment: Members have no objections to the proposed extension but feel the new parking space to be created by hard landscaping the existing lawn should be of a permeable surface.

TRDC Decision: Approved

13. 16/1646/FUL

ALPC meeting 31/08/2016

149 Coates Way Garston WD25 9PF - Single storey side and rear extension for Mr Brendan Glynn.

ALPC Comment: No objections.

TRDC Decision: Approved

14. 16/1704/FUL

ALPC meeting 31/08/2016

1 Fay Green Abbots Langley WD5 0JP - Single storey front, side and rear extension for E Travers.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 16/1706/FUL

ALPC meeting 31/08/2016

91 Gallows Hill Lane Abbots Langley WD5 0DD - Two storey rear extension for Mr and Mrs R Chase.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 12th October 2016

Appendix B1

1. **16/1860/FUL** Valid date: 15/09/2016
8 Royce Grove Leavesden WD25 7GD - Single storey rear extension and alterations to roof of existing garage for John and Hilary Smith.
Members have concerns about the proposed extension restricting the light to the adjoining property number 6.
2. **16/1932/PDE** Valid date: 14/09/2016
28 Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8RY - Prior Approval: Single storey rear extensions (depth 4.5 metres, maximum height 3.1 metres and eaves height 2.4 metres) for Mr and Mrs Marshall.
No objections.
3. **16/1905/FUL** Valid date: 13/09/2016
27 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP - Single storey side and rear extension to be connected to existing detached garage, first floor rear extension and alterations to roof of front porch for S Patel.
Members expressed concerns that if the garage is now to be retained, these proposed extensions will create an excessive increase in the footprint of this property within the green belt.
4. **16/1940/FUL** Valid date: 14/09/2016
Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Application to discharge Section 106 Obligation for planning permission 8/352/88 (Change of use of store to elderly relative annexe) for use of annexe as separate and independent residential dwelling for Mr and Mrs L Uggla.
No objections.
5. **16/1869/FUL** Valid date: 20/09/2016
28 Follett Drive Abbots Langley WD5 0LP - Two storey side and rear extension and single storey rear extension for Richard Crook.
Members have concerns about the proposed two storey side extension up to the boundary, in breach of Three Rivers guidance for a minimum 1.2 metre gap and also the lack of adequate parking for a five bedroom property.
6. **16/1883/FUL** Valid date: 12/09/2016
Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - External hard and soft landscaping works to include parking and raised patio areas, demolition of existing garages and erection of a detached studio/storage building, timber pergola, bike stores and smoking area, extent ion of retaining wall and installation of a new electric traffic barrier and entry system for Mr Anthony Moss.
No objections.
7. **16/1939/FUL** Valid date: 21/09/2016
9 Arundel Road Abbots Langley WD5 0TP - Two storey side extension for Mr Gillo.
Members have concerns about the two storey extension up to the footpath and whether there is sufficient parking for a four bedroom property in this congested area.
8. **16/1991/FUL** Valid date: 21/09/2016
80 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolish existing side extensions and construction of single storey side extensions, part single part two storey rear extension, loft conversion including side dormer and rooflights and render ground floor front elevation for Mr A O'Brien.

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No objections.

9. 16/1965/FUL

Valid date: 27/09/2016

10 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Single storey rear extension and new front porch for Mr and Mrs Hayes.

No objections.

10. 16/1961/FUL

Valid date: 28/09/2016

6 and 8 Royce Grove Leavesden Watford Hertfordshire WD25 7GD - Joint Application: Linked front garage extension to No's 6 and 8 and single storey rear extension to No.8 for Mr John Smith and Mr Phillip Jearrad.

Members have concerns about the proposed extension at number 8 restricting the light to the adjoining property number 6 and the size of the integral garage to number 8 which will be too small to house a car.

11. 16/2060/FUL

Valid date: 30/09/2016

Stud Cottage Bedmond Road Bedmond WD5 0QE - Addition of a rear dormer for Mr and Mrs D Layzell.

No objections.

12. 16/2070/FUL

Valid date: 03/10/2016

34 The Fairway Abbots Langley Hertfordshire WD5 0JT - Single storey rear extension for Mr D Levy.

Incorrect notification from TRDC - not Abbots Langley Parish