

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 2nd November 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 Stephen Giles-Medhurst (part of meeting)
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:34 pm.

Members observed a minute's silence in memory of Councillor Leslie Proctor, who passed away last month. Councillor Leslie Proctor served on this Committee, since his election in May 2015, where he made a valuable contribution when his health allowed.

212. Apologies for absence

There were no apologies for absence.

213. Declarations of interest

There were no declarations of interest.

214. Public participation

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

215. Planning Decisions from Three Rivers District Council

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

216. 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.

217. Three Rivers District Council - Planning Committee

Councillor Owen Roe attended the meeting on 20th October and reported on planning application 16/1500/OUT - Land adjacent to Lakeview, Railway Terrace, Kings Langley, which was approved subject to a number of conditions including a more acceptable layout and that reserved matters (detail) to go before Three Rivers Planning Committee.

218. Budget 2017-2018

Members agreed to the purchase of six new litter bins to complete the replacement of the old ones within the conservation area. They discussed a possible new notice board near Kings Langley station and deferred their final budget requirements until the next meeting on 23rd November.

219. Highways and Transport Matters

Members noted the temporary closure of that length of Toms Lane, Abbots Langley from its junction with Primrose Hill to its junction with High Street, except for access. If made, the Order shall come into force on 21st November 2016 for a period of up to 18 months, when signs are in place.

220. Appeals

Members noted the appeal against refusal of planning permission 16/0882/FUL - 39 Summerhouse Way, Abbots Langley. Appeal Ref: App/P1940/D/16/3157316.

Abbots Langley Parish Council

221. Committee Membership

Members discussed the small number of Councillors on this committee and made a request for at least one new member.

The meeting closed at 8.53 pm.

Signed: _____

Dated: _____

Planning applications decided by Three Rivers District Council
Reported on 2nd November 2016

Appendix A1

1. **16/1179/FUL** ALPC meeting 10/08/2016

Rear of 4,6, 8 And 10 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Construction of two detached dwellings on land to the rear of 4 to 10 Bucknalls Lane with detached single garage and associated landscaping and access via Tudor Manor Gardens for Heathfield Homes Ltd.

ALPC Comment: Members object to this contrived and cramped backland development having concerns about the loss of privacy for the existing properties, the large number of trees to be removed and the utilitarian design of the detached garage. 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
2. **16/1500/OUT** ALPC meeting 10/08/2016

Land Adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Outline Application: Construction of up to 28 dwellings, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace with access, appearance and layout to be considered (landscaping and scale reserved) for Gade Property Developments Ltd.

ALPC Comment: Members object to this application being a cramped overdevelopment on a congested, busy road, adjacent to a wildlife site. They would like an alternative layout for the properties to take advantage of the scenery and location and are concerned about the considerable loss of trees and the effect on the ecology of the area. Members request that this application is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved subject to a number of conditions including a more acceptable layout and that reserved matters (detail) to go before Three Rivers Planning Committee.
3. **16/1751/FUL** ALPC meeting 31/08/2016

37 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension for Clare Dovey.

ALPC Comment: No objections.

TRDC Decision: Approved
4. **16/1598/FUL** ALPC meeting 31/08/2016

Parkview Bucknalls Close Garston Hertfordshire - Three storey side and rear extension to three existing flats to create three four-bedroom HMOs, erection of bin store/ bicycle area and alterations to parking area for Cobalt Property Management.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **16/1786/FUL** ALPC meeting 31/08/2016

96 Tibbs Hill Road Abbots Langley WD5 0LL - Erection of single storey annexe to rear of property for Mr Brian Birch.

ALPC Comment: Members have no objections in principle to the building but expressed 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 the other side.

TRDC Decision: Approved

Abbots Langley Parish Council

6. 16/1794/FUL ALPC meeting 31/08/2016
75 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey side and rear extension for Mr D Blake.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 16/1802/FUL ALPC meeting 31/08/2016
80 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Two storey side extension for Mr G Powell.
ALPC Comment: Members have concerns about the structural integrity of the design of the proposed first floor extension. Furthermore there are civil matters involved regarding the party wall of the adjoining neighbouring garage.
TRDC Decision: Refused
Reason: The proposed two-storey side extension by reason of its siting and proximity to the flank boundary would not provide sufficient spacing in accordance with the Design Criteria at Appendix 2 of the Development Management Policies LDD (adopted 2013). It would appear prominent and visually intrusive to the detriment of the character and appearance of the street scene and would be contrary to policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
8. 16/1803/FUL ALPC meeting 31/08/2016
53 And 55 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Joint Application: Single storey front and rear extensions to No.53 and single storey front and rear extensions and two storey side rear extension to No.55 for Mr R Moore And Mr S Malski.
ALPC Comment: Members feel the two storey element of the extension to number 55 should follow the guidance and be 1.2 metres from the neighbouring side boundary.
TRDC Decision: Approved, following revision of the plans to increase the gap at the side boundary.
9. 16/1779/FUL ALPC meeting 21/09/2016
46 Toms Lane Kings Langley WD4 8NB - First floor side extension for Mr and Mrs Bailey.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The scale and design of the first floor side extension would result in inappropriate development that would significantly increase the bulk and massing of the dwelling. The extension 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.
10. 16/1817/FUL ALPC meeting 21/09/2016
Garage 8 Broomfield Rise Abbots Langley WD5 0HJ - Variation of Conditions 11 (Affordable Housing Provision) and 16 (C-Plan) of planning permission 16/0383/FUL to allow alternative rent rates and energy saving measures for Watford Community Housing Trust.
ALPC Comment: No objections to the variation of conditions.

Abbots Langley Parish Council

TRDC Decision: Approved

11. 16/1841/FUL ALPC meeting 21/09/2016
25 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Proposed single storey rear extension and internal alterations for Mrs R Swithenbank.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 16/1832/FUL ALPC meeting 21/09/2016
23 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Proposed single storey rear extension and internal alterations for Mrs L Hatt.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 16/1739/FUL ALPC meeting 21/09/2016
32 Berkeley Close Abbots Langley WD5 0XB - Single storey rear conservatory for Mr Paul Forrester.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 16/1855/FUL ALPC meeting 21/09/2016
4 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Single storey rear extension and loft conversion including dormers to front and rooflights to rear for Mr Russell Benham.
ALPC Comment: No objections.
TRDC Decision: Approved
15. 16/1865/FUL ALPC meeting 21/09/2016
12 Chichester Way Garston Watford Hertfordshire WD25 9TY - Single storey side and rear extension for Mr Trevor Sharvell.
ALPC Comment: No objections.
TRDC Decision: Approved
16. 16/1807/FUL ALPC meeting 21/09/2016
9 Langley Road Abbots Langley Hertfordshire WD5 0EH - Construction of single storey side extension for Mr C McCabe.
ALPC Comment: No objections.
TRDC Decision: Approved
17. 16/1837/FUL ALPC meeting 21/09/2016
6 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HB - Demolition of outbuilding and construction of single storey side extension for Mrs Helen Hopping.
ALPC Comment: No objections.
TRDC Decision: Approved
18. 16/1932/PDE ALPC meeting 12/10/2016
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.
ALPC Comment: No objections.
TRDC Decision: No objection

Abbots Langley Parish Council

Planning applications considered on 2nd November 2016

Appendix B1

1. **16/2089/FUL** Valid date: 04/10/2016
52 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey side extension and demolition of existing detached garage and construction of outbuilding to rear for Mr S Wright.
No objections.
2. **16/2059/RSP** Valid date: 04/10/2016
46 Bucknalls Lane Garston WD25 9JQ - Part Retrospective: Part two storey and part single storey rear extension, single storey side and rear extension, two storey front extension and alteration to roof to include increase in ridge height for Mr Ben Venter.
No objections.
3. **16/2076/OUT** Valid date: 06/10/2016
Land At Fairways Farm, Including 67 And 69 Bucknalls Lane Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Outline Application: Erection of up to 107 new residential dwellings (appearance, landscaping and layout reserved) for Bucknalls Development Ltd.
Members object to this application on the following grounds:- 1. The development is contrary to Inspectors recommendation that the site should not be required for housing until 2026 and is in excess of the capacity of 100 dwellings (Site Allocations LDD). 2. Principal access should not be from Bucknalls Lane, which is the only access for vehicles from Lemonfield Drive; Tudor Manor Gardens; Bucknalls Close and any possible future expansion of the BRE site, creating an excessive increase in the volume of traffic queuing at the A405 traffic lights. 3. Loss of parking for existing residents resulting from necessary new traffic measures in Bucknalls Lane. 4. The existing property at 65 Bucknalls Lane will be overlooked by the proposed block of flats in the south eastern corner of the site. 5. Further consideration would be required to the current arrangements for pedestrians crossing the A405 to local schools. **Members request that this application is referred to Three Rivers Planning Committee for consideration, or for an Issues Report.**
4. **16/2075/FUL** Valid date: 12/10/2016
6 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Single storey rear extension, alterations to existing rear extension and part conversion of garage into habitable accommodation for Mr and Mrs Lee Haward.
No objections.
5. **16/2078/FUL** Valid date: 12/10/2016
121 Primrose Hill Kings Langley WD4 8HX - Construction of an attached two storey dwelling with rear dormer, insertion of rear dormer to original 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.
No objections.
6. **16/2100/FUL** Valid date: 17/10/2016
8 Burbridge Road Leavesden WD25 7NA - Single storey rear extension for Mr and Mrs Farhan Khan.
No objections.

Abbots Langley Parish Council

7. 16/2184/FUL Valid date: 19/10/2016
32 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Proposed single storey rear extension and internal alterations. for Mr F Morgan.
No objections.
8. 16/2162/FUL Valid date: 20/10/2016
76 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Part conversion of existing garage and alterations to fenestration for Miss Emma Bull.
No objections.
9. 16/2199/FUL Valid date: 21/10/2016
32 Orchard Avenue Abbots Langley WD25 7JG - Single storey side and rear extension for Mr Raji Soussou.
No objections.
10. 16/2218/FUL Valid date: 24/10/2016
The Briars 2 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Construction of carport to side of dwelling for Mr and Mrs Johnson.
No objections.
11. 16/2164/FUL Valid date: 25/10/2016
14 Little Graylings Abbots Langley WD5 0JG - Single storey rear conservatory for Mr and Mrs Wallace.
No objections.