

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 26th April 2017 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 Jane Lay
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

432. Apologies for absence

There were no apologies for absence.

433. Declarations of interest

Councillor Jean Bowman declared an interest in agenda item B1. 3., planning application 17/0479/FUL , being a personal acquaintance of the applicant, and took no part in the discussion on this item.

434. Public participation

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

435. Planning Decisions from Three Rivers District Council

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

436. 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.

437. Consultations

Members agreed that either Dobson Court or Millers Court would be appropriate names for the new development on the old garage site in Broomfield Rise, Abbots Langley, both having historic connections with former local businesses.

438. Chequers Lane

Members received an update that following correspondence with our area officer at Hertfordshire Highways, the issues raised have been passed to the Development Management Team for investigation. It was reported that the developer is aware that Chequers Lane and High Elms Lane should not be being used to access the building site in Woodside Road.

439. Appeals

Members noted the following:

- i. The appeal against Enforcement Notice 16/0037/ENFNOT - 1 Bridge Road, Hunton Bridge - unauthorised rendering to property, has been dismissed.
- ii. The date set by the Planning Inspectorate for the Informal Hearing on Land between Langleybury Lane and Old House Lane, Langleybury WD4 8RW - refusal of planning application 16/0958/FUL . The Informal Hearing will open on 24th May 2017 at Three Rivers House, Northway, Rickmansworth WD3 1RL starting at 10:00 am. (Min. 406.)

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The meeting closed at 9.01 pm.

Signed: _____

Dated: _____

Planning applications decided by Three Rivers District Council
Reported on 26th April 2017

Appendix A1

1. **16/2554/FUL** ALPC meeting 11/01/2017

Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Studio parking deck to provide 2,150 additional parking spaces, bicycle store, security office, post room facilities and rearrangement of internal vehicular circulation for Mr David Bisoni.

ALPC Comment: Members object to this application for the studio parking deck which is far too high in relation to its close proximity with the houses in Offord Grove. There will be an unacceptable increase in traffic noise, exhaust fume pollution and congestion, with the properties suffering from a loss of light and overlooking. Members request that this application is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved
2. **16/2532/FUL** ALPC meeting 11/01/2017

Heathview Harthall Lane Kings Langley HP3 8SE - Single storey rear extension, side dormer, hip to gable front extension, extension to porch roof and extension to raised patio for Mr and Mrs Joe De Piano.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed single storey rear extension and hip to gable roof alteration by virtue of their cumulative impact in conjunction with past extensions would be disproportionate to the original dwellinghouse and thus constitute an inappropriate form of development in the Metropolitan Green Belt, which, by definition, is harmful. The harm to the openness of the Metropolitan Green Belt would be exacerbated further by reason of the single storey rear extension's size, design and proximity to an existing outbuilding with the hip to gable roof alteration further increasing the bulk and massing of the dwelling. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development proposal fails to comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (adopted March 2012).
3. **16/2539/FUL** ALPC meeting 11/01/2017

Rear of 5 to 7 College Road Abbots Langley Hertfordshire - Change of use from workshop to single dwellinghouse with single storey side extension and alterations to fenestration for Ms I Ahmed.

ALPC Comment: No objections.

TRDC Decision: Refused

Reasons: 1. The proposed development due to its siting and design would result in a tandem development and an awkward and a cramped and contrived layout that would be detrimental to the visual amenities of the street scene, would fail to respect the character of the area and would not provide sufficient amenity space to serve future occupiers. The development would therefore 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).

2. It has not been demonstrated that there is adequate access to serve the site and therefore no parking would be provided and there would be no access for servicing for or collection of refuse and recycling. The development would therefore be contrary to Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and DM13 and Appendices 2 and 5 of the Development Management Policies document (adopted July 2013).

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4. **16/2591/FUL** ALPC meeting 01/02/2017
- 45 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Increase in ridge height to create two storey dwelling with gabled front and rear elevations and accommodation in roofspace served by rooflights, single storey and lower ground floor rear extensions, single storey side extension, front porch, raised patio to rear and extension of vehicular access for Mr Matthew Henry.
- ALPC Comment:** No objections.
- TRDC Decision:** Refused
- Reasons:** 1. The proposed development by virtue of its size, scale, design and proximity to the flank boundary would result in overdevelopment of the dwelling which would result in a dominant, contrived and unduly prominent feature within the street scene to the detriment of the visual amenities of the area. The proposal would therefore 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).
2. The proposed increase in ridge height with gable ends would result in an overbearing and dominant form of development to the neighbour at No.47 Gallows Hill and the proposed fenestration and raised terrace would result in actual and perceived overlooking to neighbouring dwellings. The development would therefore be unneighbourly and detrimental to the residential amenity of neighbouring occupiers 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). 3. The proposed development would fail to provide a safe and adequate means of access and would adversely affect highway safety and would therefore be contrary to Policy CP10 of the Core Strategy (adopted October 2011).
5. **16/2571/ADV** ALPC meeting 01/02/2017
- 6 Cunningham Way Leavesden WD25 7NL - Advertisement Consent: Installation of fascia signage for Mrs Liz Lythaby.
- ALPC Comment:** No objections. Members assume the signage will not block the airbricks, as appears from the plans to be the case, as this would be poor building practice.
- TRDC Decision:** Approved
6. **16/2681/FUL** ALPC meeting 01/02/2017
- 121 Toms Lane Kings Langley Hertfordshire WD4 8NP - Roof alterations including increase in ridge height, front hip to gable extension, construction of two storey rear extension and insertion of rooflights for Mr Liam Howard.
- ALPC Comment:** No objections providing the Velux windows are installed at a height which prevents possible overlooking.
- TRDC Decision:** Refused
- Reason:** The proposed development would result in disproportionate additions in relation to the original dwelling and would be inappropriate development. The scale and design of the development would significantly increase the bulk and massing of the dwelling and would result in development that would be prominent and would significantly impact on the openness of the Green Belt. No very special circumstances exist to outweigh the harm by reason of inappropriateness and the harm to openness of the Green Belt. 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.
7. **17/0038/FUL** ALPC meeting 01/02/2017
- Bell Lane Farm Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Part two storey part single storey rear extension for Mr D Kenneally.
- ALPC Comment:** No objections.

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TRDC Decision: Refused

Reason: The proposed extension by virtue of its depth and increase in floorspace would result in a disproportionate addition over and above the size of the original dwelling and would constitute an inappropriate form of development which by definition would be harmful to the Green Belt and which would result in harm to openness. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.

8. 17/0249/FUL

ALPC meeting 22/02/2017

25 Langley Lane Abbots Langley WD5 0LS - Single storey side extension, pitched roof over existing flat roof and front porch extension for Mr and Mrs Woolf.

ALPC Comment: No objections providing the garage continues to be ancillary to the residential dwelling (permission 16/1488/FUL) to afford sufficient parking for the property.

TRDC Decision: Approved

9. 17/0085/FUL

ALPC meeting 22/02/2017

8A Langley Parade Langley Road Abbots Langley WD5 0AB - First floor rear extension and loft conversion including rear dormer to provide two additional residential units for Mr Gulam Ambia.

ALPC Comment: Despite the property falling in a primary shopping area, close to a bus stop and public transport, Members are concerned about the complete lack of car parking provision for these two additional properties within the conservation area.

TRDC Decision: Withdrawn

10. 17/0200/RSP

ALPC meeting 15/03/2017

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

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

TRDC Decision: Approved

11. 17/0224/FUL

ALPC meeting 15/03/2017

51 Burbridge Road Leavesden WD25 7NA - Conversion of garage into habitable accommodation for Mrs Michelle Maloney.

ALPC Comment: Members regret the loss of the garage in this recently built property and have concerns about the proposed tandem parking arrangements.

TRDC Decision: Approved

12. 17/0230/FUL

ALPC meeting 15/03/2017

31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr Y Mizrahi.

ALPC Comment: Members have concerns about the reduction in the available parking as a result of the proposed extension to be built out onto the existing parking area and possible encroachment on the public pavement.

TRDC Decision: Refused

Reason: The proposed two storey side extension would result in a shortfall of parking provision to serve the dwelling, resulting in an increase in parking outside of the application site to the detriment of the safe movement and free flow of other highway users and the character of the area. The development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October

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2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- 13. 17/0141/FUL** ALPC meeting 15/03/2017
14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Part demolition of existing garage, conversion to workshop and installation of new pitched roof 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 CP11 and CP12 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
- 14. 17/0285/CLED** ALPC meeting 15/03/2017
Building Adjacent To 2 Home Park House Station Road Kings Langley Hertfordshire WD4 8LL - Certificate of Lawfulness Existing Use: Use of building as a residential dwellinghouse for Mr G Scarlett.
ALPC Comment: Members had insufficient information to make comments.
TRDC Decision: Withdrawn
- 15. 17/0392/FUL** ALPC meeting 15/03/2017
5 Hillside Close Abbots Langley WD5 0LE - Single storey rear extension and front porch for Mr R Grimes.
ALPC Comment: No objections.
TRDC Decision: Approved
- 16. 17/0393/FUL** ALPC meeting 15/03/2017
60 Tibbs Hill Road Abbots Langley WD5 0ED - Proposed single storey rear and side extension and proposed front porch for Mrs G Jackson.
ALPC Comment: No objections.
TRDC Decision: Approved
- 17. 17/0355/FUL** ALPC meeting 05/04/2017
2 Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension for Mr Joyce.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 26th April 2017

Appendix B1

1. **17/0591/ADV** Valid date: 24/03/2017
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP -
Advertisement Consent: Three internally illuminated fascia signs and six internally
illuminated signs to Studio parking deck for Mr David Bisoni.
No objections.
2. **17/0580/PDA** Valid date: 27/03/2017
Highwood Hall Highwoodhall Lane Pimlico Hemel Hempstead Hertfordshire HP3
8PY - Prior Notification: Change of use of existing agricultural barn to a
dwellinghouse for Mr M Kenealy.
No objections.
3. **17/0479/FUL** Valid date: 27/03/2017
Belvedere Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Single
storey front and side extension and single storey rear extension for Mr K Freeman.
**No objections providing the proposed extension does not exceed the 40%
guidance for properties within the green belt.**
4. **17/0527/FUL** Valid date: 27/03/2017
70 Hazelwood Lane Abbots Langley WD5 0HD - Two storey side extension and single
storey rear extension for Ms Laura Burchill.
**Members are concerned about the close proximity of the two storey element to
the side boundary and question the provision for parking in front of the
property, shown on the proposed block plan, as there appears to be no
vehicular access from the main road across the grassed open space and public
footpath.**
5. **17/0632/FUL** Valid date: 27/03/2017
25 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Single storey front side
and rear extension for Mr and Mrs Shepherdson.
**Members are concerned about this very large extension and it's close proximity
to the boundary with no 23.**
6. **17/0644/FUL** Valid date: 29/03/2017
54 Hazelbury Avenue Abbots Langley WD5 0DF - Demolition of existing single storey
extensions and construction of single storey front extension, two storey side
extension and part single, part two storey rear extension for Mr and Mrs Jonathan
and Elizabeth Auld.
No objections.
7. **17/0538/FUL** Valid date: 30/03/2017
Unit E Home Park Industrial Estate Station Road Kings Langley Hertfordshire -
Alterations to elevations and fenestration, erection of new cycle, bin stores and
sub-stations, re-configuration of entrance to building and creation of individual
amenity spaces to the southern elevation and associated works for Mr O
Woodwards.
No objections providing the stores are large enough to house the required bins.
8. **17/0467/CLPD** Valid date: 04/04/2017
56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Certificate of Lawfulness
Proposed Development: Two storey rear extension, part first floor, part two storey
side extension, single storey side extension and loft conversion including extension
to roof and insertion of rooflights for Mr Ferrazzano.

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No objections.

9. 17/0695/FUL Valid date: 04/04/2017
10 Gypsy Lane Hunton Bridge WD4 8PR - Construction of two detached two storey dwellings on land to rear of 10 Gypsy Lane with associated parking and landscaping and alterations to existing access for Hobbs Developments Ltd.
Members object to this contrived back-land overdevelopment for two houses within the green belt. If Officers are minded to approve the application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.
10. 17/0570/FUL Valid date: 06/04/2017
53 Greenways Abbots Langley WD5 0EU - Replacement hedge along rear boundary with 2m high fence for Mr Peter Hughes.
Members object ecologically to the loss of the hedge and consider it would considerably alter the character of the area if replaced with a 2 metre fence. They also question the location of the new fence shown on the site plan in relation to the existing fence at number 51 Greenways. If Officers are minded to approve the application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.
11. 17/0729/LBC Valid date: 05/04/2017
7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Change of window to door in rear elevation for Mr G Miller.
No objections but should be finished to match the colour of the existing windows.
12. 17/0724/PDE Valid date: 05/04/2017
3 Hyde Terrace Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Prior Approval: Single storey rear extension (depth 6 metres, maximum height 3 metres and eaves height 3 metres) for Mr H Rab.
Members object to this proposal which far exceeds the 40% guidance for properties within the green belt.
13. 17/0638/FUL Valid date: 05/04/2017
7 Stewart Close Abbots Langley WD5 0LU - Single storey rear conservatory for Mrs Lisa Isaacs.
No objections.
14. 17/0754/FUL Valid date: 11/04/2017
30 The Garth Abbots Langley WD5 0JJ - Two storey side extension for Mr and Mrs Martin.
No objections.
15. 17/0649/FUL Valid date: 11/04/2017
27 High Street Bedmond WD5 0QP - Part Retrospective: 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 Mr Patel.
No objections.
16. 17/0656/FUL Valid date: 13/04/2017
11 Gallows Hill Abbots Langley WD4 8PG - Installation of link between roof pitches, new window to front gable and three conservation rooflights to flank roofslope and internal alterations for Mr C Bartlett.
No objections.

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17. 17/0767/FUL

Valid date: 18/04/2017

7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Change of window to door in rear elevation for Mr G Miller.

No objections but should be finished to match the colour of the existing windows.

18. 17/0657/LBC

Valid date: 13/04/2017

11 Gallows Hill Abbots Langley WD4 8PG - Listed Building Consent: Installation of link between roof pitches, new window to front gable and three conservation rooflights to flank roofslope and internal alterations for Mr C Bartlett.

No objections.