

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 7<sup>th</sup> June 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 Brenda Kersey Councillor Jane Lay Councillor Alison Ward
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**46. Apologies for absence**

Apologies were received, accepted and recorded from Councillor Robin Powell and Councillor John Wyatt.

**47. Declarations of interest**

Councillor Jane Lay declared an interest in agenda item B1. 19, planning application 17/1089/FUL being a close neighbour of the applicant.

**48. Public participation**

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

**49. Planning Decisions from Three Rivers District Council**

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

**50. 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.

**51. Three Rivers District Council - Planning Committee**

- i. Councillor Jean Bowman reported on the meeting held on 25<sup>th</sup> May 2017 regarding the following applications:- 17/0570/FUL - Erection of 2 metre high timber fence to rear boundary, which was approved with a condition that no removal of trees, hedges or scrub shall take place between 1 March and 31 August inclusive unless searched immediately beforehand and certified free of nesting birds by a qualified ecologist. 17/0695/FUL - Construction of two detached two storey dwellings on land at the rear of 10 Gypsy Lane, which was deferred for a site visit.
- ii. Councillor Liz Burns will attend the meeting on 22<sup>nd</sup> June and Councillor Owen Roe the following one on 20<sup>th</sup> July 2017.

**52. Hertfordshire County Council**

Members had no objections to planning application 17/1131/HCR3 for the proposed creation of a permanent re-use centre modular building and siting of two storage units at Waterdale Waste Transfer Station, St Albans Road Garston WD25 0PR.

**53. Highways and Transport Matters**

Members noted the following road closures within the Parish:

- i. That length of Bridge Road, Hunton Bridge from its junction with A41 Watford Road north eastwards for a distance of approximately 248 metres.
- ii. That length of Hamilton Road, Abbots Langley from its junction with Hunton Bridge Hill north westwards and north eastwards to its junction with Lauderdale Road.

**Abbots Langley Parish Council**

**54. Consultations**

Members noted that the Committee's suggestion of Millers Court, for the new development on the old garage site in Broomfield Rise, Abbots Langley, has been adopted.

**55. Appeal**

Members noted the appeal against refusal of planning permission 16/2492/FUL - 100 Cunningham Way Leavesden, WD25 7NL.

The meeting closed at 9.05 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 7<sup>th</sup> June 2017

#### Appendix A1

1. 17/0306/FUL ALPC meeting 05/04/2017

Chestnut Lodge Chequers Lane Abbots Langley Hertfordshire - Construction of detached garage for Mr D Rudkin.

**ALPC Comment:** No objections providing the building is retained as a garage in the future and remains subordinate to the main dwelling, being within the green belt.

**TRDC Decision:** Refused

**Reason:** The proposed development, by virtue of its siting, size and scale, would result in the spread of development throughout the site to the detriment of the openness of the Metropolitan Green Belt. Furthermore, the proposed building would fail to represent an ancillary structure and would represent an inappropriate form of development which would be harmful to the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm and 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.
2. 17/0550/FUL ALPC meeting 05/04/2017

121 Toms Lane Kings Langley Hertfordshire WD4 8NP - Single storey rear extension with extension to roof and insertion of rear dormer with Juliet balcony and insertion of side rooflights for Mr L Howard.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed development, by virtue of its height and depth, would have an adverse impact on the openness of the site and Green Belt and would result in disproportionate additions in relation to the original dwelling. The proposed development would therefore result in inappropriate development which, by definition, would result in harm to 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.
3. 17/0460/RSP ALPC meeting 05/04/2017

109 Primrose Hill Kings Langley WD4 8HX - Retrospective: Ground floor side and rear extension, first floor rear extension to serve residential unit for Mr Mehmet Basyurt.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. 17/0563/FUL ALPC meeting 05/04/2017

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

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

Abbots Langley Parish Council

5. 17/0580/PDA ALPC meeting 26/04/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 17/0479/FUL ALPC meeting 26/04/2017  
Belvedere Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Single storey front and side extension and single storey rear extension for Mr K Freeman.  
**ALPC Comment:** No objections providing the proposed extension does not exceed the 40% guidance for properties within the green belt.  
**TRDC Decision:** Approved
7. 17/0527/FUL ALPC meeting 26/04/2017  
70 Hazelwood Lane Abbots Langley WD5 0HD - Two storey side extension and single storey rear extension for Ms Laura Burchill.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved following revision of plans - see TRDC planning online for full details.
8. 17/0538/FUL ALPC meeting 26/04/2017  
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 Woodward.  
**ALPC Comment:** No objections providing the stores are large enough to house the required bins.  
**TRDC Decision:** Approved
9. 17/0570/FUL ALPC meeting 26/04/2017  
53 Greenways Abbots Langley WD5 0EU - Replacement hedge along rear boundary with 2m high fence for Mr Peter Hughes.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved with conditions - see TRDC planning online for full details.
10. 17/0729/LBC ALPC meeting 26/04/2017  
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.  
**ALPC Comment:** No objections but should be finished to match the colour of the existing windows.  
**TRDC Decision:** Approved

Abbots Langley Parish Council

11. 17/0724/PDE ALPC meeting 26/04/2017  
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.  
**ALPC Comment:** Members object to this proposal which far exceeds the 40% guidance for properties within the green belt.  
**TRDC Decision:** Approved
12. 17/0754/FUL ALPC meeting 26/04/2017  
30 The Garth Abbots Langley WD5 0JJ - Two storey side extension for Mr and Mrs Martin.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
13. 17/0656/FUL ALPC meeting 26/04/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
14. 17/0767/FUL ALPC meeting 26/04/2017  
7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Change of window to door in rear elevation for Mr G Miller.  
**ALPC Comment:** No objections but should be finished to match the colour of the existing windows.  
**TRDC Decision:** Approved
15. 17/0657/LBC ALPC meeting 26/04/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
16. 17/0765/FUL ALPC meeting 17/05/2017  
33 Margaret Close Abbots Langley Hertfordshire WD5 0NW - Single storey rear extension for Mrs J Allan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
17. 17/0815/FUL ALPC meeting 17/05/2017  
9 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Part single, part two storey rear extension and front porch for Mr R Oxley.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications considered on 7<sup>th</sup> June 2017

#### Appendix B1

1. **17/0930/FUL** Valid date: 11/05/2017  
9 Langley Road Abbots Langley Hertfordshire WD5 0EH - First floor side extension with gabled roof for Mr Chris McCabe.  
**No objections.**
2. **17/0865/FUL** Valid date: 08/05/2017  
Abbots Langley Methodist Church Langley Road Abbots Langley Hertfordshire - Demolition of existing ramp and construction of new access ramp and steps for Abbots Langley Methodist Church.  
**Members support this application.**
3. **17/0952/FUL** Valid date: 15/05/2017  
10 Katherine Place College Road Abbots Langley WD5 0BT - Loft conversion including rooflights to provide office and play area space and formation of three extra car spaces for Claire Traxon.  
**No objections.**
4. **17/0850/FUL** Valid date: 15/05/2017  
3 Hilltop Road Kings Langley WD4 8NS - Part single, part two storey side extension, single storey rear extension and front porch for Mr L. Stockman.  
**No objections.**
5. **17/0942/FUL** Valid date: 12/05/2017  
Land Adjoining 31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Construction of two storey dwelling with accommodation within the roofspace served by dormers to the front and rear including parking to rear for Mr D Walker.  
**Members object to this overdevelopment of the site with contrived access and parking/turning arrangements to the rear. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**
6. **17/0920/FUL** Valid date: 15/05/2017  
40 Greenways Abbots Langley WD5 0EU - Two storey rear extension, addition of bay window to front and alterations to fenestration for Ms Michaela Peddle.  
**No objections.**
7. **17/0964/FUL** Valid date: 11/05/2017  
Annexe Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Demolition of existing conservatory and construction of single storey side extension and detached garage to side of dwelling for Mr and Mrs Jalland.  
**No objections.**
8. **17/0979/LBC** Valid date: 18/05/2017  
11 Gallows Hill Abbots Langley WD4 8PG - Listed Building Consent: Lower ground floor extension to garage/workshop, construction of rear extension above with raised terrace and alterations to existing raised terrace for Mr Christopher Bartlett.  
**In principle Members are not against the application but consider the design of the extension and the proposed aluminium powder coated windows to be architecturally unsympathetic with the Grade II listed building.**

Abbots Langley Parish Council

9. 17/0978/FUL Valid date: 18/05/2017  
11 Gallows Hill Abbots Langley WD4 8PG - Lower ground floor extension to garage/workshop, construction of rear extension above with raised terrace and alterations to existing raised terrace for Mr Christopher Bartlett.  
**In principle Members are not against the application but consider the design of the extension and the proposed aluminium powder coated windows to be architecturally unsympathetic with the Grade II listed building.**
10. 17/0975/ADV Valid date: 17/05/2017  
42 High Street Abbots Langley WD5 0AR - Advertisement Consent: Signage surrounding ATM machine. for Mrs Ling Dadswell.  
**No objections to the signage.**
11. 17/0773/FUL Valid date: 18/05/2017  
3 Lodge Close Garston WD25 9BD - Conversion of garage into habitable accommodation and alterations to fenestration for Mr and Mrs Usmani.  
**No objections.**
12. 17/1065/HCR3 Valid date: 18/05/2017  
Breakspere School Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BU - Herts County Regulation 3 Application: Replacement mobile classroom with permanent single storey building for Ria Griffiths.  
**No objections.**
13. 17/1056/FUL Valid date: 18/05/2017  
117 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and alterations to fenestration for Mr Derek Bolton.  
**No objections.**
14. 17/0910/FUL Valid date: 23/05/2017  
5 The Limes Bridge Road Hunton Bridge WD4 8FJ - Single storey rear extension and loft conversion including rear dormer window and front rooflight for Mr and Mrs S Leven.  
**No objections.**
15. 17/0805/FUL Valid date: 22/05/2017  
Tornado Junior Sports Club Highwoodhall Lane Pimlico Hertfordshire - Replacement clubhouse for Mr Stephen Mogan.  
**No objections.**
16. 17/0932/FUL Valid date: 19/05/2017  
Rear of 4A School Mead Abbots Langley Hertfordshire WD5 0LB - Subdivision of the site and the construction of a detached dwelling fronting Gable Close with associated vehicular access, parking and landscaping for Mr K Hussain and Miss S Parveen.  
**Members object to this contrived overdevelopment of the site with insufficient amenity space for both the existing and proposed properties. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**
17. 17/1057/FUL Valid date: 18/05/2017  
Land adjoining Thistle Lodge Bedmond Road Abbots Langley Hertfordshire - Change of use of land and erection of three two storey dwellings consisting of one detached dwelling and a pair of semi-detached dwelling, including access, parking and landscaping for Mr G Sewell.

Abbots Langley Parish Council

Members feel that the proposed design of the new dwellings is unsympathetic with the character of the existing cottages and the historic nature of this site within the green belt. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

18. 17/1090/FUL

Valid date: 22/05/2017

2 Stirling Way Abbots Langley Hertfordshire WD5 0TS - Proposed single storey rear extension, front porch and alterations to fenestration for Mr A Kotecha.

**No objections.**

19. 17/1089/FUL

Valid date: 19/05/2017

24 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Proposed single storey side and rear extension for Mr G Johnson.

**No objections.**