

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 19th July 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 Robin Powell
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

103. Apologies for absence

Apologies were received, accepted and recorded from Councillors Alison Ward and John Wyatt (unavailable).

104. Declarations of interest

Councillor David Major declared an interest in planning application 17/1290/FUL (Appendix B1 item 6) as the applicant Thrive Homes owns the freehold of his leasehold home.

105. Public participation

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

106. To confirm the Minutes of the previous meeting

It was proposed by Councillor Jean Bowman, seconded by Councillor Liz Burns and **RESOLVED** that the minutes of the meetings held on 17th May, 7th and 28th June 2017, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

107. Planning Decisions from Three Rivers District Council

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

108. 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.

109. Kitters Green Bench

Members considered the relocation of the bench to be removed from Kitters Green and agreed that as there was already one in Rosehill Gardens it should be used on the south side of Hazelwood Lane near the bus stop. Officer to investigate ownership of land and permission.

110. Hertfordshire County Council

Members noted the following temporary road closure within the Parish:

That length of East Lane, Abbots Langley from its junction with High Street south eastwards and southwards for a distance of approximately 592 metres. If the Order is made, it shall come into force on 1st August when signs are in place on or near the road.

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111. Correspondence

Possible new names for the access road to the two new properties at the rear of 78 High Street, Abbots Langley were discussed and it was proposed that Dobson Drive would be appropriate. Frank Dobson having lived in the village and run an antique shop and a sweet shop, with a barbers upstairs, for many years.

The meeting closed at 9.25 pm.

Signed: _____

Dated: _____

Planning applications decided by Three Rivers District Council
Reported on 19th July 2017

Appendix A1

1. 17/0695/FUL ALPC meeting 26/04/2017

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.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: The proposed development by reason of its design, density, layout and resulting plot sizes would result in an out of character form of overdevelopment to the detriment of the character of the surrounding area, and there would be overlooking to the proposed dwellings from 10 Gypsy Lane which would be detrimental to the residential amenity of future occupiers. The development would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted Oct 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted Jul 2013).
2. 17/0646/LBC ALPC meeting 17/05/2017

St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Listed Building Consent: Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close for St Albans Diocesan Board of Finance.

ALPC Comment: Members object to this application as the proposed timber outbuilding is not in keeping with the grade II listed building and the gravel is an unsuitable surface for the drive which will be displaced onto the public footpath used by a large number of disabled residents in the vicinity and mobility scooters. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved
3. 17/0643/FUL ALPC meeting 17/05/2017

St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close for St Albans Diocesan Board of Finance.

ALPC Comment: Members object to this application as the proposed timber outbuilding is not in keeping with the grade II listed building and the gravel is an unsuitable surface for the drive which will be displaced onto the public footpath used by a large number of disabled residents in the vicinity and mobility scooters. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved
4. 17/0717/FUL ALPC meeting 17/05/2017

The Dog And Partridge Public House Old Mill Road Hunton Bridge WD4 8RB - Two storey rear extension and conversion of public house to five flats, conversion of detached outbuilding to residential to provide one flat, and associated works to parking, refuse and amenity and alterations to landscaping for Mr Raj Shah.

ALPC Comment: Members object to this application and consider the proposed conversion into six flats to be a contrived overdevelopment of the site with unsafe vehicle access onto the highway which is obstructed by the building itself on one side and parked cars on the other. If Officers are minded to approve this

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application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved

5. **17/0266/RSP** ALPC meeting 17/05/2017
2 Katherine Place College Road Abbots Langley Hertfordshire WD5 0BT - Retrospective application: Use of unit as mini-cab office (Sui Generis) and hair and beauty salon (A1/Sui Generis) and alterations to parking for Mr A Iqbal.
ALPC Comment: Members expressed concerns about the increase in traffic flow with regard to the safety of vehicular movements.
TRDC Decision: Approved
6. **17/0672/FUL** ALPC meeting 17/05/2017
96 The Crescent Abbots Langley Hertfordshire WD5 0DS - Proposed ground floor extension to form multi purpose toilet accommodation for Westminster Roman Catholic Diocese Trustee.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **17/0780/FUL** ALPC meeting 17/05/2017
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and changed of use of land to accommodate 3 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: 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 Policy CP11 of the Core Strategy (adopted October 2011) and the National Planning Policy Framework.
8. **17/0761/FUL** ALPC meeting 17/05/2017
129 Toms Lane Kings Langley WD4 8NX - Part-demolition of existing bungalow and erection of chalet-style bungalow 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 area. 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 SP1, CP11 and CP12 of the Core Strategy (adopted Oct 2011), Policies DM1 and DM2 and Appendix 2 of the Development Management Policies LDD (adopted Jul 2013).
9. **17/0930/FUL** ALPC meeting 07/06/2017
9 Langley Road Abbots Langley Hertfordshire WD5 0EH - First floor side extension with gabled roof for Mr Chris McCabe.

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ALPC Comment: No objections.

TRDC Decision: Approved

10. 17/0865/FUL ALPC meeting 07/06/2017

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.

ALPC Comment: Members support this application.

TRDC Decision: Approved

11. 17/0952/FUL ALPC meeting 07/06/2017

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.

ALPC Comment: No objections.

TRDC Decision: Approved

12. 17/0850/FUL ALPC meeting 07/06/2017

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.

ALPC Comment: No objections.

TRDC Decision: Approved

13. 17/0942/FUL ALPC meeting 07/06/2017

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.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: Summary - See TRDC website for full details:- 1. Design and layout would fail to maintain the general character and appearance of this part of Railway Terrace, resulting in a cramped and contrived development which would be incongruous to the area. 2. Proposed dwelling, siting, depth and height would result in unduly prominent and un-neighbourly development. 3. Shortfall of car parking provision, failure to provide suitable access for all users and the requirement for vehicle manoeuvres to be carried out to the detriment of highway safety and pedestrians.

14. 17/0920/FUL ALPC meeting 07/06/2017

40 Greenways Abbots Langley WD5 0EU - Two storey rear extension, addition of bay window to front and alterations to fenestration for Ms Michaela Peddle.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 17/0964/FUL ALPC meeting 07/06/2017

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.

ALPC Comment: No objections.

TRDC Decision: Withdrawn

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16. 17/0975/ADV ALPC meeting 07/06/2017
42 High Street Abbots Langley WD5 0AR - Advertisement Consent: Signage surrounding ATM machine. for Mrs Ling Dadswell.
ALPC Comment: No objections to the signage.
TRDC Decision: Approved
17. 17/1056/FUL ALPC meeting 07/06/2017
117 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and alterations to fenestration for Mr Derek Bolton.
ALPC Comment: No objections.
TRDC Decision: Approved
18. 17/0910/FUL ALPC meeting 07/06/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
19. 17/0932/FUL ALPC meeting 07/06/2017
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.
ALPC Comment: 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.
TRDC Decision: Refused
Reason 1. The proposed development, by virtue of its cramped contrived layout and scale of plots to serve the existing and proposed dwelling would result in overdevelopment of the site and a prominent and out of character form of development to the detriment of the character and appearance of the street scene and visual amenities of the area which would result in an overbearing and oppressive feature to the occupiers of 4a School Mead, inadequate amenity space to serve the existing and proposed dwelling and inadequate privacy for the occupiers of the proposed dwelling to the detriment of their residential amenity. The development would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
Reason 2. It has not been demonstrated that there would be safe and adequate means of access to the dwelling so as to provide sufficient parking and ensure there would be no harm to the safe movement and free flow of other highway users. The development would therefore be contrary to Policy CP10 of the Core Strategy and Policy DM13 and Appendix 2 of the DMP LDD.
20. 17/1090/FUL ALPC meeting 07/06/2017
2 Stirling Way Abbots Langley Hertfordshire WD5 0TS - Proposed single storey rear extension, front porch and alterations to fenestration for Mr A Kotecha.
ALPC Comment: No objections.
TRDC Decision: Approved

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21. 17/1032/FUL

ALPC meeting 28/06/2017

33 Kindersley Way Abbots Langley WD5 0DG - Single storey rear extension and raised decking to rear for Mr and Mrs Ogundimu.

ALPC Comment: No objections. Members asked that officers in reviewing this application consider any possible party wall issues.

TRDC Decision: Approved

22. 17/1122/FUL

ALPC meeting 28/06/2017

35 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - First floor rear extension, extension to roof and insertion of three rooflights for Mr and Mrs O'Callaghan.

ALPC Comment: No objections. Members asked that officers ensure that the requirements related to loss of light to the adjoining property are checked.

TRDC Decision: Approved

23. 17/1160/FUL

ALPC meeting 28/06/2017

24 Popes Road Abbots Langley WD5 0EY - Conversion of garage into habitable accommodation for Mr Ben Colling.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 19th July 2017

Appendix B1

1. 17/1249/FUL Valid date: 22/06/2017
29 Harthall Lane Kings Langley WD4 8JW - Single storey rear extension, alterations to roof of existing side extension and new terrace and retaining wall for Mr & Mrs D & E Hamilton.
No objections providing the extension does not exceed the 40% guidance for properties within the green belt.
2. 17/1245/FUL Valid date: 22/06/2017
19 Parnell Close Abbots Langley WD5 0DZ - Single storey front extension, two storey rear extension and insertion of new vehicular access to serve drive for Mrs Andreea Ralea.
No objections.
3. 17/1308/FUL Valid date: 21/06/2017
82A Toms Lane Kings Langley Hertfordshire WD4 8NL - Conversion of existing outbuilding into ancillary accommodation including side extension and alterations to roof for Mr and Mrs Milone.
No objections to the conversion providing it is subordinate to the main dwelling and not ancillary accommodation as proposed.
4. 17/1314/FUL Valid date: 26/06/2017
North Point Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Single storey rear extension in place of existing conservatory for Mr M Hodgins.
No objections.
5. 17/1348/FUL Valid date: 27/06/2017
Annexe Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Demolition of existing conservatory and construction of single storey side extension and attached single storey garage to side of dwelling for Mr and Mrs Jalland.
No objections.
6. 17/1290/FUL Valid date: 03/07/2017
22-33 And 40-51 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Demolition of 24 existing apartments and redevelopment to provide 43 apartments (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associated development including parking and landscaping for Mr Jack Burnham.
Members very strongly object to this proposal which results in a loss of 23 social housing units to be replaced with 23 affordable rented properties which, based on the average house prices for the area, will be considerably more expensive. With the other 20 proposed properties being shared ownership and 1 house for market sale, the application results in no gain at all of much needed social rented accommodation. Also the cramped design of the new units is inferior to the original dwellings which have separate kitchens and larger bedrooms. If approved, a condition should be added that the social element of the development should remain as such in perpetuity.
7. 17/1410/FUL Valid date: 04/07/2017
61 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension for Mr and Mrs Bradshaw.
No objections.

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8. 17/1309/ADV Valid date: 04/07/2017
Blocks A and D Hercules Way Leavesden WD25 7GR - Erection of non-illuminated sign for ASOS.com.
No objections.
9. 17/1330/FUL Valid date: 06/07/2017
Beaufort Court Egg Farm Lane Kings Langley WD4 8LR - Single storey extension to the Horseshoe Building and external alterations to existing buildings, external and internal alterations to hay store, resurfacing and reconfiguration of the car park and entrance courtyard, new cycle and motorcycle storage and landscaping and other associated works including new ramps and new recreation area for Ms R Shore.
No objections.
10. 17/1352/FUL Valid date: 04/07/2017
23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Part two storey, part first floor side extension, alterations to roof of existing ground floor projection, loft conversion including increase in ridge height and insertion of rooflights and part conversion of garage into habitable accommodation for Mr and Mrs Driscoll.
No objections.
11. 17/1408/FUL Valid date: 10/07/2017
Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Loft conversion including insertion of side dormers for Mr Paul Brennan.
Members feel the loft conversion with side dormers is of no architectural merit and out of keeping with this area in the green belt.
12. 17/1278/FUL Valid date: 07/07/2017
7 Mutchetts Close Garston WD25 9TS - Demolition of existing conservatory, construction of single storey rear infill extension and first floor side extension for Mr Gary Duke-Cohan.
No objections.
13. 17/1358/FUL Valid date: 07/07/2017
7 Gallows Hill Abbots Langley WD4 8PL - Single storey side and rear extension, conversion of garage into habitable room, replacement windows, raised terrace, replacement drive construction of front boundary wall and installation of solar panels for Mr Andrew Osborn.
No objections.
14. 17/1388/FUL Valid date: 03/07/2017
Leavesden Court Mallard Road Abbots Langley WD5 0GT - Construction of two attached two storey dwellinghouses with associated parking and landscaping and construction of six new parking spaces for Mr Daniel Leon.
Members have no objections if the proposal prevents further development on this sensitive site providing sufficient measures are taken, in accordance with the Arboricultural Analysis, to ensure the safety of the existing trees, some of which are protected.