

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 pm on Wednesday 30th August 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

Also present: Peter Warman - Chairman, Neighbourhood Plan Steering Group

Officers: Gail Kiely - Finance Officer

The meeting opened at 7:30 pm.

152. Apologies for absence

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

153. Declarations of interest

There were no declarations of interest.

154. Public participation

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

155. Planning Decisions from Three Rivers District Council

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

156. 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.

157. Three Rivers District Council - Planning Committee

Councillor Jean Bowman will attend the above meeting on 14th September 2017 with Councillor Liz Burns attending on 19th October 2017.

158. Consultations - Three Rivers Local Plan

Peter Warman attended the meeting and presented a draft initial response to the consultation programme for the new District Local Plan.

Members considered the responses to the Issues and Options and Call for Sites Consultation Document as part of the new Local Plan being prepared by Three Rivers District Council. Members discussed the document in depth and recommended the wording 'social rented properties' be included in response to Q4 page 9.

It was proposed by Councillor Liz Burns and seconded by Jane Lay and **RESOLVED** that this committee recommends the Neighbourhood Plan response document to be forwarded for consideration by the next full Parish Council meeting.

Members gave a vote of thanks to Peter Warman for his work on the Neighbourhood Plan.

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159. Appeals

Members noted the appeals against refusal of planning permission of 17/0325/FUL and 17/0038/FUL.

The meeting closed at 9.00 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 30th August 2017

Appendix A1

1. 17/1137/FUL ALPC meeting 28/06/2017
2 Gallows Hill Abbots Langley WD4 8PJ - Proposed single storey rear extension and alteration to rear fenestration for Mr & Mrs M. McDonald.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 17/1219/FUL ALPC meeting 28/06/2017
21 Toms Lane Kings Langley WD4 8NA - First floor rear extension for Dr Tony Irons.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed development would result in disproportionate additions in relation to the original dwelling. The scale and design of the development would significantly increase the bulk and massing of the dwelling and would result in development that would impact on the openness of the Green Belt. The proposal would therefore be an inappropriate form of development within the Metropolitan Green Belt and would result in harm to the openness of the 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.
3. 17/1210/FUL ALPC meeting 28/06/2017
37 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ - Part two storey, part first floor side and rear extension for Mr O Duke.
ALPC Comment: No objections. Although members have concerns about parking in an already congested area.
TRDC Decision: Approved
4. 17/1242/FUL ALPC meeting 28/06/2017
330 Toms Lane Kings Langley WD5 0RB - Single storey front and rear extensions for Mrs Kirsty Annable.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 17/1212/FUL ALPC meeting 28/06/2017
42 The Crescent Abbots Langley WD5 0DS - Single storey rear extension for Mr D Taylor.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 17/1205/RSP ALPC meeting 28/06/2017
Abbots Langley Mens Club 21 Trowley Rise Abbots Langley WD5 0LN - Retrospective: Erection of smoking shelter to rear for Mr Frank Bail.
ALPC Comment: No objections.
TRDC Decision: Approved

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7. 17/1249/FUL ALPC meeting 19/07/2017
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.
ALPC Comment: No objections providing the extension does not exceed the 40% guidance for properties within the green belt.
TRDC Decision: Approved
8. 17/1314/FUL ALPC meeting 19/07/2017
North Point Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Single storey rear extension in place of existing conservatory for Mr M Hodgins.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 17/1348/FUL ALPC meeting 19/07/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 17/1309/ADV ALPC meeting 19/07/2017
Blocks A and D Hercules Way Leavesden WD25 7GR - Erection of non-illuminated sign for ASOS.com.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 17/1330/FUL ALPC meeting 19/07/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 17/1278/FUL ALPC meeting 19/07/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 17/1358/FUL ALPC meeting 19/07/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved

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14. 17/1483/FUL

ALPC meeting 09/08/2017

51 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Single storey front and side extension for Mr J Duggett.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 17/1232/FUL

ALPC meeting 09/08/2017

52 Hazelbury Avenue Abbots Langley WD5 0DF - Replacement single storey rear extension for Mrs Rachel Bignell.

ALPC Comment: No objections.

TRDC Decision: Approved

16. 17/1450/FUL

ALPC meeting 09/08/2017

6 St Lawrence Close Abbots Langley WD5 0AU - Single storey side and rear extensions, conversion of garage into habitable accommodation, front in-fill extension and insertion of canopy to front elevation for Mrs Corcoran.

ALPC Comment: Members have no objections to the side and rear extensions, however the property does fall in the conservation area and the front infill and canopy could detract from the overall appearance of the row of houses but as alterations have already been carried out on the other properties, there are no real grounds for objection.

TRDC Decision: Approved

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Planning applications considered on 30th August 2017

Appendix B1

1. **17/1601/FUL** Valid date: 02/08/2017
6 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Single storey rear extension for Mr N Pakatanu.
No objections.
2. **17/1607/OUT** Valid date: 03/08/2017
Land Adjoining Notley Croft Bedmond Road Bedmond WD5 0QE - Outline Application: Construction of up to two dwellings for Mr R Noviello.
Members object to this application and consider this to be an inappropriate form of development within the Metropolitan green belt which would result in harm to the openness of the green belt and no very special circumstances exist.
3. **17/1627/FUL** Valid date: 04/08/2017
44 Station Road Kings Langley WD4 8LB - Replacement single storey rear extension for Mr Gahagan.
No objections.
4. **17/1569/FUL** Valid date: 09/08/2017
85 High Street Abbots Langley WD5 0AJ - Alterations to fenestration for Mr Richard Franklin.
Members have no objection as long as consideration is taken for the appropriate style of windows and doors within the conservation area.
5. **17/1692/FUL** Valid date: 11/08/2017
142 Toms Lane Kings Langley WD4 8NY - Single storey front, side and rear extensions for Mr Anthony Power.
No objection.
6. **17/1630/FUL** Valid date: 09/08/2017
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr B Singh.
No objection.
7. **17/1592/FUL** Valid date: 11/08/2017
87 Kindersley Way Abbots Langley WD5 0DG - Single storey front and rear extension and alterations to frontage including extension to drive for Mr and Mrs Dine.
No objection.
8. **17/1732/FUL** Valid date: 14/08/2017
69 The Crescent Abbots Langley Hertfordshire WD5 0DR - Part single storey, part two storey rear extension and alterations to windows for Mr and Mrs Kiggins.
No objection.
9. **17/1688/FUL** Valid date: 16/08/2017
Cavendish 1A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Loft conversion including side and rear dormers for Mr & Mrs Rajiv Shah.
No objection.
10. **17/1677/FUL** Valid date: 16/08/2017
Land to the Rear of 16 Parnell Close Abbots Langley WD5 0DZ - Erection of log cabin for Mrs Slavi Dragosav.

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No objection to the log cabin providing it is not used as residential and is subordinate to the main building, subject to the freeholder's permission and not used for business purposes.

11. 17/1726/FUL Valid date: 18/08/2017
50 - 70 Ovaltine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
No objection.
12. 17/1728/FUL Valid date: 18/08/2017
72 - 94 Ovaltine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
No objection.
13. 17/1729/FUL Valid date: 18/08/2017
1 - 65 Ovaltine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
No objection.
14. 17/1753/FUL Valid date: 18/08/2017
7 Trowley Rise Abbots Langley WD5 0LN - Single storey rear extension for Mr Mark Jones.
No objection.
15. 17/1711/FUL Valid date: 21/08/2017
59 Tibbs Hill Road Abbots Langley WD5 0EE - Two storey side and single storey front and rear extensions; rear dormers; front rooflights; and alterations to fenestration for Mrs Kirtan Desai.
No objection.
16. 17/1735/FUL Valid date: 21/08/2017
19 Wharf Way Hunton Bridge WD4 8FL - Loft conversion including front and rear roof lights for Mr Gareth Hulmes.
No objection.