

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 11th October 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 Brenda Kersey Councillor Jane Lay Councillor Robin Powell
Officers:	Gail Kiely - Finance Officer

The meeting opened at 7:30 pm.

196. Apologies for absence

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

197. Declarations of interest

There were no declarations of interest.

198. Public participation

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

199. Planning Decisions from Three Rivers District Council

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

200. 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.

201. Three Rivers District Council - Planning Committee

- i. Councillor Jean Bowman reported on the meeting held on 14th September 2017 regarding the following application:- 17/1482/FUL - Demolition of no. 18 Gallows Hill Lane and construction of five detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access, which was approved. Councillor Bowman informed members that TPO trees were to be removed and replaced by similar trees and will include a programme of soft landscaping.
- ii. Councillor Owen Roe will attend the meeting on 19th October and Councillor Jean Bowman the following one on 16th November 2017.

202. Hertfordshire County Council

Members noted the decision notice on 11th September 2017 granting planning permission subject to 32 conditions for Applicant No: 8/0780-16 (CM0122) Great Westwood Quarry, Fir Tree Hill, Chandlers Cross, Watford, Herts WD3 4LY - application for the proposed enhancement to the restoration of 31 hectares at Great Westwood Quarry through the importation of inert materials with completion of all operations within 24 months to deliver landscape, drainage, ecological, community and long-term management benefits.

203. Correspondence

Members noted the correspondence from Inside Government; Preparing & Delivering Local Plans.

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204. Appeal

Members noted the appeal against refusal of planning permission 17/0695/FUL - 10 Gypsy Lane Hunton Bridge WD4 8PR.

The meeting closed at 9.10 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 11th October 2017

Appendix A1

1. 17/1630/FUL ALPC meeting 30/08/2017
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr B Singh.
ALPC Comment: No objections.
TRDC Decision: Application withdrawn.
2. 17/1732/RSP ALPC meeting 30/08/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved.
3. 17/1729/FUL ALPC meeting 30/08/2017
1 - 65 Ovaltine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
ALPC Comment: No objections.
TRDC Decision: Approved.
4. 17/1728/FUL ALPC meeting 30/08/2017
72 - 94 Ovaltine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
ALPC Comment: No objections.
TRDC Decision: Approved.
5. 17/1726/FUL ALPC meeting 30/08/2017
50 - 70 Ovaltine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
ALPC Comment: No objections.
TRDC Decision: Approved.
6. 17/1688/FUL ALPC meeting 30/08/2017
Cavendish 1A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Loft conversion including side and rear dormers for Mr & Mrs Rajiv Shah.
ALPC Comment: No objections.
TRDC Decision: Approved.
7. 17/1569/FUL ALPC meeting 30/08/2017
85 High Street Abbots Langley WD5 0AJ - Alterations to fenestration for Mr Richard Franklin.
ALPC Comment: Members have no objection as long as consideration is taken for the appropriate style of windows and doors within the conservation area.
TRDC Decision: Approved.

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8. 17/1546/LBC ALPC meeting 09/08/2017
Alfreda Cottage 9A High Street Abbots Langley WD5 0AA - Listed Building Consent: Replacement glazing and roof to existing conservatory for Mr and Mrs Giles.
ALPC Comment: No objections.
TRDC Decision: Approved.
9. 17/1545/FUL ALPC meeting 09/08/2017
Alfreda Cottage 9A High Street Abbots Langley WD5 0AA - Replacement glazing and roof to existing conservatory for Mr and Mrs Giles.
ALPC Comment: No objections.
TRDC Decision: Approved.
10. 17/1539/FUL ALPC meeting 09/08/2017
21 Linnet Road Abbots Langley WD5 0GN - Conversion of garage into habitable accommodation and alterations to fenestration for Mr C Dowding.
ALPC Comment: No objections.
TRDC Decision: Approved.
11. 17/1482/FUL ALPC meeting 09/08/2017
18 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of no. 18 Gallows Hill Lane and construction of five detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access for Mr Peter MacGregor.
ALPC Comment: Following approval of application 16/2286/FUL for a development of four dwellings, Members object to this latest application to include a fifth property on the site which would be overdevelopment, with garden/plot sizes out of keeping with neighbouring properties and insufficient parking for four and five bedroomed houses. 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.
12. 17/1291/FUL ALPC meeting 28/06/2017
Eastwinds 146A Toms Lane Kings Langley WD4 8NY - Installation of outdoor swimming pool for Mr Stephen Lawes.
ALPC Comment: No objections.
TRDC Decision: Approved.
13. 17/1692/FUL ALPC meeting 30/08/2017
142 Toms Lane Kings Langley WD4 8NY - Single storey front, side and rear extensions for Mr Anthony Power.
ALPC Comment: No objections.
TRDC Decision: Application withdrawn.
14. 17/1627/FUL ALPC meeting 30/08/2017
44 Station Road Kings Langley WD4 8LB - Replacement single storey rear extension for Mr Gahagan.
ALPC Comment: No objections.
TRDC Decision: Approved.

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15. 17/1628/FUL ALPC meeting 09/08/2017
123 Abbots Road Abbots Langley WD5 0BJ - Demolition of existing conservatory, erection of two storey front extension, single storey rear extension and new front porch for Mr and Mrs Shilver and Anuja Patel.
ALPC Comment: No objections.
TRDC Decision: Approved.
16. 17/1607/FUL ALPC meeting 30/08/2017
Land Adjoining Notley Croft Bedmond Road Bedmond WD5 0QE - Outline Application: Construction of up to two dwellings for Mr R Noviello.
ALPC Comment: 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.
TRDC Decision: Refused.
Reason: The proposed development would constitute inappropriate development which is by definition harmful to the Green Belt. It would also result in significant harm to the openness of the Green Belt. Significant weight is given to the identified harm to the Green Belt. No very special circumstances exist to outweigh this harm. The development 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 National Planning Policy Framework.
17. 17/1592/FUL ALPC meeting 30/08/2017
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.
ALPC Comment: No objections.
TRDC Decision: Approved.
18. 17/1576/RSP ALPC meeting 09/08/2017
11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Retrospective: Part change of use of land (including outbuilding) from residential to a mixed use: residential (class C3) and storage (Use Class B8) and erection of three storage containers for Mr Jason Bone.
ALPC Comment: Members object to this development as it is entirely inappropriate for the area. The proposed use of the containers for the storage of flowers will require refrigeration units, creating a risk of noise nuisance to neighbouring properties together with large delivery vehicles causing disturbance.
TRDC Decision: Refused.
Reason: The material change of use of land (including outbuilding) from residential to a mixed use residential (Class C3) and storage (Class B8) and erection of three storage containers results in an incompatible form of development given the relationship and proximity with 9 Bucknalls Lane and the associated activities with the use including increased activity, coming and goings to and from the site at unsociable hours and stationing of commercial vehicles in sight of neighbouring outlook which combine to have a detrimental and un-neighbourly impact on adjacent occupiers. No supporting information has been submitted which demonstrates that other suitable storage facilities are available to the applicant. The development is therefore contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Policies LDD (adopted July 2013).

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19. 17/1753/FUL

ALPC meeting 30/08/2017

7 Trowley Rise Abbots Langley WD5 0LN - Single storey rear extension for Mr Mark Jones.

ALPC Comment: No objections.

TRDC Decision: Approved.

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Planning applications considered on 11th October 2017

Appendix B1

1. 17/1921/FUL Valid date: 19/09/2017
35 The Fairway Abbots Langley WD5 0JX - Two storey side extension and single storey rear extension for Mr Callan.
No objections.
2. 17/1967/CLED Valid date: 21/09/2017
Land Rear Of Daimar Bedmond Road Bedmond Abbots Langley Hertfordshire WD5 0QE - Certificate of Lawfulness Existing Use: Use of the land and buildings for commercial storage of materials and equipment for KLM Properties.
No objections, subject to proof of existing and historical usage. However members are concerned the development has the potential to significantly impair the visual amenity of the area and question whether business rates have been paid in support of the claim that this is a long standing business use.
3. 17/1907/FUL Valid date: 21/09/2017
121 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Part two, part single storey side and rear extensions for Mr K Davari.
No objections.
4. 17/1954/FUL Valid date: 21/09/2017
6 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Two storey rear extension and loft conversion including increase in ridge height and insertion of roof lights and extension to raised patio to rear for Mr Callan.
No objections.
5. 17/1988/ADV Valid date: 22/09/2017
Co-Op 7 Cunningham Way Leavesden Abbots Langley Hertfordshire WD25 7NG - Advertisement Consent: Erection of internally illuminated replacement signage including projecting signs for Co Op Food.
No objections.
6. 17/1767/FUL Valid date: 22/09/2017
Millers Court Broomfield Rise Abbots Langley Hertfordshire - Variation of Condition 11 (Affordable Housing Provision) of planning permission 17/1152/FUL to allow a mortgagee in possession clause to be added for Mr Mark Addo-Quaye.
No objections.
7. 17/2013/FUL Valid date: 25/09/2017
43 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Single storey rear extension and extension to raised patio to rear for Mr Tom Lacey.
No objections.
8. 17/1944/RSP Valid date: 25/09/2017
Chestnut Lodge Allans Way Abbots Langley Hertfordshire - Construction of detached garage for Mr D Rudkin.
No objections providing the building is retained as a garage in the future and remains subordinate to the main dwelling. Members have concerns for the openness of the green belt and the creeping development on this site.

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9. 17/2030/FUL Valid date: 26/09/2017
12 Offord Grove Leavesden Watford Hertfordshire WD25 7NE - Conversion of garage into habitable accommodation for Mr And Mrs Levy.
No objections.
10. 17/2000/FUL Valid date: 25/09/2017
36 Marlin Square Abbots Langley WD5 0EG - Two storey rear extension for Mr & Mrs Moore.
Members have concerns over the proximity to 36a Marlin Square and note that 36a Marlin Square is not on the list provided to the Parish Council of neighbours that have been consulted.
11. 17/2061/FUL Valid date: 29/09/2017
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension to adjoin garage to dwelling and conversion of garage into habitable accommodation for Mr B Singh.
No objections.
12. 17/2034/FUL Valid date: 02/10/2017
141 Coates Way Garston WD25 9PF - Single storey side and rear extensions and insertion of roof canopy to front for Mr John Simmons.
No objections.
13. 17/2051/CAC Valid date: 28/09/2017
The Dog And Partridge Public House Old Mill Road Hunton Bridge WD4 8RB - Conservation Area Consent: Demolition of outbuilding along frontage of site for Mr Raj Shah.
No objections.
14. 17/2071/FUL Valid date: 03/10/2017
142 Toms Lane Kings Langley WD4 8NY - Single storey side and rear extensions and front porch extension for Mr Anthony Power.
No objections.