

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 1st November 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 Councillor Alison Ward
Officers:	Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

228. Apologies for absence

Apologies were received, accepted and recorded from Councillors Brenda Kersey, Robin Powell and John Wyatt.

229. Declarations of interest

Councillor Jean Bowman withdrew from the meeting for discussion on application 17/2212/FUL as the applicant was known to her.

230. Public participation

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

231. Planning Decisions from Three Rivers District Council

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

232. 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.

233. Three Rivers District Council - Planning Committee

- i. Councillor Owen Roe attended the meeting on 19th October 2017.
Applications considered for the parish area were:

17/1589/FUL - Change of use to residential curtilage and erection of 2m boundary at 37 Lemonfield Drive, Garston. This committee had objected to the application. The application was approved after discussion, with conditions.

17/1743/FUL - Construction of single storey education building at Leavesden Country Park. This application had been supported by this committee and it was approved unanimously at this meeting.

- ii. Attendance at the above meeting.

16th November - Councillor Jean Bowman

14th December - Councillor Owen Roe

234. Appeals

Members noted the follows appeals against the refusal of planning permission.

17/1057/FUL - Land adjoining Thistle Lodge Bedmond Road, Abbots Langley
Appeal ref: APP/P1940/W/17/3183388.

17/0932/FUL - Rear of 4A School Mead Abbots Langley. Appeal ref:
APP/P1940/W/17/3184085.

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The meeting closed at 8.27 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 1st November 2017

Appendix A1

1. 17/1748/FUL ALPC meeting 20/09/2017
50 Lemonfield Drive Garston Watford Hertfordshire WD25 9TU - Single storey side and rear extension for Mr SS Bavishi.
ALPC Comment: No objections.
TRDC Decision: Permitted.
2. 17/1742/FUL ALPC meeting 20/09/2017
7 Cardiff Way Abbots Langley WD5 0TT - Conversion of garages and alterations to fenestration for Mr Gerard Canisius.
ALPC Comment: No objections.
TRDC Decision: Approved.
3. 17/1735/FUL ALPC meeting 30/08/2017
19 Wharf Way Hunton Bridge WD4 8FL - Loft conversion including front and rear roof lights for Mr Gareth Hulmes.
ALPC Comment: No objections.
TRDC Decision: Refused.
Reason: The proposed development would lead to a shortfall of parking provision and amenity space which would result in a significant increase in parking outside of the site to the detriment of highway safety, the character of the area and residential amenity. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
4. 17/1308/FUL ALPC meeting 19/07/2017
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
ALPC Comment: No objections to the conversion providing it is subordinate to the main dwelling and not ancillary accommodation as proposed.
TRDC Decision: Approved.
5. 17/1879/FUL ALPC meeting 20/09/2017
70 Harlech Road Abbots Langley WD5 0BF - Installation of two ground floor flank windows for Mr & Mrs Stuart Twitchin.
ALPC Comment: No objections.
TRDC Decision: Approved.
6. 17/1811/LBC ALPC meeting 20/09/2017
The Hollies 29 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Listed Building Consent: Installation of metal hand rail for Mrs King.
ALPC Comment: No objections.
TRDC Decision: Approved.

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7. 17/1711/FUL ALPC meeting 30/08/2017
59 Tibbs Hill Road Abbots Langley WD5 0EE - Two storey side and single storey front and rear extensions; rear dormers; front roof lights; and alterations to fenestration for Mrs Kirtan Desai.
ALPC Comment: No objections.
TRDC Decision: Approved.
8. 17/1685/FUL ALPC meeting 20/09/2017
The Hollies 29 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Installation of metal hand rail for Mrs P King.
ALPC Comment: No objections.
TRDC Decision: Approved.
9. 17/1589/FUL ALPC meeting 09/08/2017
37 Lemonfield Drive Garston WD25 9TP - Change of use to residential curtilage and erection of 2m high boundary treatment for Mr and Mrs Robert Young.
ALPC Comment: Members object to the proposed enclosure of the existing grass verge with a 2 metre fence which will obstruct the view of oncoming vehicles on this bend in the road opposite a children's play area and parking bays and also to the loss of an open green amenity space. 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.
10. 17/1838/FUL ALPC meeting 20/09/2017
153 Toms Lane Kings Langley WD4 8PA - Single storey rear extension for Mr Crawley.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed single storey rear extension, in conjunction with the previous extensions and alterations would result in disproportionate additions over and above the size of the original dwelling. The proposed development would also spread development across the site and would cause harm to the openness of the Green Belt. 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.
11. 17/1743/FUL ALPC meeting 20/09/2017
Leavesden Country Park College Road Abbots Langley Hertfordshire - Construction of single storey education building and landscaping works to Country Park including creation of a heritage trail with sculptures, remembrance garden and works to boundary treatment including installation of brick pier and railings along College Road for Mr Simon Green.
ALPC Comment: No objections. Members fully support this application.
TRDC Decision: Approved.

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12. 17/1677/FUL

ALPC meeting 30/08/2017

Land to the Rear of 16 Parnell Close Abbots Langley WD5 0DZ - Erection of log cabin for Mrs Slavi Dragosav.

ALPC Comment: No objections to the log cabin providing it is not used as residential and is subordinate to the main building, subject to the freeholders permission and not used for business purposes.

TRDC Decision: Approved.

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Planning applications considered on 1st November 2017

Appendix B1

1. 17/1987/FUL Valid date: 04/10/2017
130 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Front porch extension for Mr Tony Vodden.
No objection.
2. 17/2123/FUL Valid date: 09/10/2017
8 Burbridge Road Leavesden WD25 7NA - Installation of a window and door into the side wall of the garage for Mr & Mrs Khan.
No objection.
3. 17/2132/FUL Valid date: 05/10/2017
Paprika 15 High Street Bedmond WD5 0QP - First floor side extension and alterations to elevations of existing building for Mr Holloway.
No objection.
4. 17/2150/FUL Valid date: 12/10/2017
82 Trowley Rise Abbots Langley WD5 0LW - Demolition of existing garage and construction of single storey front extension and conversion of loft into habitable accommodation to include rooflights for Mrs Agnes Quinn.
No objection.
5. 17/2121/FUL Valid date: 13/10/2017
4 Hemsley Road Kings Langley WD4 8TD - Single storey rear extension for Mr & Mrs Brentnall.
No objection.
6. 17/2109/FUL Valid date: 16/10/2017
108 Hazelwood Lane Abbots Langley WD5 0HE - Demolition of existing single storey side extension and construction of new single storey side and rear extension for Mr Michael Monk.
No objection.
7. 17/2105/FUL Valid date: 16/10/2017
30 Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension for Mr Alan Vessey.
No objection.
8. 17/2151/FUL Valid date: 12/10/2017
3 Coles Farm East Lane Abbots Langley Watford Hertfordshire WD25 0LJ - Single storey front extension for Mr Victor Silkin.
No objection.
9. 17/2139/ADV Valid date: 13/10/2017
Units 2 And 3 Abbotswood Park 3 Cunningham Way Leavesden Hertfordshire - Advertisement Consent: Non-illuminated fascia sign and installation of seven awnings for Mr Tekcan.
No objection.

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10. 17/2097/CLED Valid date: 17/10/2017
Hunton Park Hotel Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN
- Certificate of Existing Development: The erection of a marquee to the south of
Hunton Park for Sairam Hotels Ltd.
No objection.
11. 17/2208/FUL Valid date: 17/10/2017
75 Abbots Road Abbots Langley WD5 0BJ - First floor rear extension; single storey
rear extension; front porch and alterations to external appearance of existing
dwelling for Mr Tom Geard.
No objection.
12. 17/2101/RSP Valid date: 19/10/2017
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 documents were available for review, no previous objections when linked
application 17/0850/FUL was considered.**
13. 17/2186/FUL Valid date: 18/10/2017
53-55 Cheshire Drive Leavesden WD25 7GP - Variation of Condition 7 (Affordable
Housing) of planning permission 15/0436/FUL to allow for shared ownership
affordable housing for Roger Mahoney.
**Members were concerned about the further loss of properties in this area that
are available for affordable rent.**
14. 17/2138/FUL Valid date: 20/10/2017
Unit 2-3 Abbotswood Park 3 Cunningham Way Leavesden Hertfordshire - Alterations
to shop front including addition of awnings for Mr Tekcan.
No objection.
15. 17/1972/FUL Valid date: 20/10/2017
29 Cranefield Drive Garston Watford Hertfordshire WD25 9TX - Conversion of
garage into habitable room for Mrs R Porter.
No objection.
16. 17/2212/FUL Valid date: 23/10/2017
158 Toms Lane Kings Langley WD4 8NZ - Demolition of existing garage and
construction of single storey side and rear extension including alterations to
existing conservatory and new hipped roof to porch for Mr Armando Benvenga.
**No objections providing the extension does not exceed the 40% increase size
guidance for properties within the green belt that also includes any previous
extensions to the original building.**
***Refer to the Planning & Highways Committee meeting of 22nd November 2017
minute 258 for an explanation as to why this minute does not agree with the
consultee comments submitted to Three Rivers District Council.***