

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 10<sup>th</sup> January 2018 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:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**332. Apologies for absence**

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

**333. Declarations of interest**

There were no declarations of interest.

**334. Public participation**

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

**335. To confirm the Minutes of the previous meeting**

It was proposed by Councillor Liz Burns, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 22<sup>nd</sup> November, 6<sup>th</sup> and 20<sup>th</sup> December 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.

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

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

**337. 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.

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

Councillor Jean Bowman will attend the next meeting of the above on 25<sup>th</sup> January and Councillor Liz Burns the following one on 22<sup>nd</sup> February 2018.

**339. Abbots Langley 20mph Zone**

Members discussed the current public engagement on proposals for a 20mph zone around the centre of the village with differing views including; the difficulties enforcing the restrictions; that the signage should be kept to a minimum and also, there is some evidence similar restrictions imposed in other authorities have increased accidents and have since been removed.

Members also felt, that in the further interests of road safety, there should be a mini roundabout at the junction of High Street, Langley Road and Abbots Road and an increase in the number of "smiley face" signs, in particular, one on the northern line of travel on Gallows Hill Lane opposite Hazelwood Lane. The Officer to submit these comments to HCC on behalf of the Parish Council.

**340. Bedmond Sign - Toms Lane**

This item was deferred until the next meeting for further information to be collated.

Abbots Langley Parish Council

**341. Highways and Transport Matters**

Members noted the following temporary road closures within the Parish:

- i. Various roads within the area on Sunday 4<sup>th</sup> February 2018, when signs are in place, to ensure public safety and prevent accidents for the duration of the "Watford Half Marathon".
- ii. That length of Furtherfield from a point 394 metres north west of its junction with South Way northwards, north westwards, south westwards and north eastwards for approximately 390 metres.
- iii. That length of De Havilland Way from its junction with Furtherfield for its entire length.

If the above Orders ii. and iii. are made, they will come into force on 1<sup>st</sup> February 2018 for a period of up to 18 months when signs are in place.

**342. Appeal**

Members noted that the Informal Hearing on Leavesden Aerodrome, Aerodrome Way - Variation of existing S106 Agreement (relating to outline planning permission 10/2230/OUT) to vary affordable housing restrictions - Application Ref No: 17/0456/FUL, has now been set by the Planning Inspectorate. The Hearing will open at 10.00am on 27<sup>th</sup> February 2018 at Three Rivers House, Northway, Rickmansworth, WD3 1RL.

The meeting closed at 8.58 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 10<sup>th</sup> January 2018

#### Appendix A1

1. 17/2101/FUL ALPC meeting 01/11/2017  
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 documents were available for review, no previous objections when linked application 17/0850/FUL was considered.  
**TRDC Decision:** Approved
2. 17/2212/FUL ALPC meeting 01/11/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 17/2264/FUL ALPC meeting 22/11/2017  
52 Tibbs Hill Road Abbots Langley WD5 0EB - Two storey side extension and single storey front and rear extensions for Mr J Burke.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. 17/2216/RSP ALPC meeting 22/11/2017  
Former High Herts Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Restrospective: Temporary consent (2 years) for mobile home for use as a rural workers dwelling in connection with High Herts Equestrian Centre for Not Available.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposed development would result in an inappropriate form of development which, by definition, would be harmful to the Green Belt and would also result in actual harm to the openness of the Green Belt. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development is contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
5. 17/2271/FUL ALPC meeting 22/11/2017  
19 Lauderdale Road Hunton Bridge WD4 8QA - Two storey rear extension, single storey rear extension and extension to basement to create raised terrace to the rear and alterations to existing garage for Mr Barry McKinnon.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 17/2252/FUL ALPC meeting 22/11/2017  
2 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Loft conversion including dormers to front and rooflights to rear for Mr C Wynn-Owen.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

7. 17/2270/FUL ALPC meeting 22/11/2017
- Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Increase in height of existing crown roof to match existing bungalow, loft conversion including insertion of dormers and rooflights for Mr Paul Brennan.
- ALPC Comment:** No objections.
- TRDC Decision:** Refused
- Reason:** The proposed increase in height of the existing crown roof, loft conversion including dormer windows by virtue of their cumulative impact in conjunction with past extensions would be disproportionate to the original dwelling and thus constitute an inappropriate form of development in the Metropolitan Green Belt, which, by definition, is harmful. The harm to the openness of the Metropolitan Green Belt would be exacerbated further by reason of the added elevated bulk and massing created from the extended roof of the dwelling. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development proposal fails to comply with Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (adopted March 2012).
8. 17/2183/FUL ALPC meeting 22/11/2017
- Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR - Single storey shop extension and alterations to parking for Motor Fuel Group.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
9. 17/2331/FUL ALPC meeting 22/11/2017
- 31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr P Realmuto.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
10. 17/2342/PDA ALPC meeting 22/11/2017
- Barn Highland Farm Hyde Lane Pimlico Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works for Not Available.
- ALPC Comment:** No objections. Members feel the proposed development lacks sympathy with the rural setting.
- TRDC Decision:** Refused
- Reason:** The development is not "permitted development" under Part 3, Class Q of The Town and Country Planning Order 2015 as the nature of and extent of the works and alterations proposed by the application would not comply with the requirements of Schedule 2, Part 3 Class Q Paragraph Q.1(i)(i). Consequently, the proposal cannot be determined through the Prior Notification procedure and planning permission is required for the change of use of the agricultural barn to two semi-detached residential dwellings (Class C3) with external works. In addition, Prior Approval would be refused given that the proposed development would result in demonstrable harm to the setting and rural character of the site and would result in a prominent, urbanising and harmful feature within the landscape and Green Belt.
11. 17/2269/FUL ALPC meeting 22/11/2017
- 33 South Way Abbots Langley WD5 0JL - Replacement front porch and single storey rear extension and insertion of rooflight to front for Mr & Mrs Choughari.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved

**Abbots Langley Parish Council**

**12. 17/2417/FUL**

ALPC meeting 06/12/2017

22 Magnolia Avenue Abbots Langley WD5 0SW - Conversion of garage to habitable room for Mr R Mitchell.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

Abbots Langley Parish Council

Planning applications considered on 10th January 2018

Appendix B1

1. **17/2598/FUL** Valid date: 19/12/2017  
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Conversion of barn to create a single dwellinghouse with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.  
**No objections.**
2. **17/2599/LBC** Valid date: 19/12/2017  
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Listed Building Consent: Conversion of barn to create a single dwelling house with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.  
**No objections.**
3. **17/2549/AOD** Valid date: 19/12/2017  
Land At Fairways Farm, Including 67 And 69 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Approval of Details: Details pursuant to Condition 1 of Outline Permission 16/2076/OUT comprising layout, appearance, landscaping and scale for 100 residential units for Mr Johnson.  
**Members object to this application on the following grounds:-** 1.The principal access/egress should not be on Bucknalls Lane, which is currently the only access for vehicles from Lemonfield Drive; Tudor Manor Gardens and Bucknalls Close and any possible future expansion of the BRE site, creating an excessive increase in the volume of traffic queueing at the A405 traffic lights. 2. The existing property at 65 Bucknalls Lane will be overlooked by the proposed block A in the south east corner of the site. 3. The affordable housing flats for social rent have all been positioned adjacent to the motorway. 4. Concerns over the risk of flooding. Members request that this application is referred to Three Rivers Planning Committee for consideration.
4. **17/2613/FUL** Valid date: 20/12/2017  
38 Follett Drive Abbots Langley WD5 0LP - Demolition of existing garage and single storey extension and construction of two storey and single storey side & rear extensions and insertion of rear dormer for Mr A Hinks.  
**No objections.**
5. **17/2625/FUL** Valid date: 20/12/2017  
56 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Demolition of existing garage and construction of a two storey side extension and part single part two storey rear extension for Mrs Jo Ray.  
**No objections.**
6. **17/2421/FUL** Valid date: 21/12/2017  
11 Gallows Hill Abbots Langley WD4 8PG - Construction of single storey orangery to rear and alterations to raised terrace for Mr Lewis Baker.  
**No objections.**
7. **17/2649/FUL** Valid date: 21/12/2017  
154 Abbots Road Abbots Langley WD5 0BL - First floor extension to dwelling to create two storey dwelling, two storey front and rear extensions and new roof to existing single storey rear projection. for Mr Bhagwagar.  
**No objections.**

Abbots Langley Parish Council

8. 17/2616/FUL Valid date: 21/12/2017  
1 Numbers Farm Egg Farm Lane Kings Langley WD4 8LS - Part single, part two storey rear extension and alterations for Ms Christine Trybus.  
**No objections.**
9. 17/2594/FUL Valid date: 2/1/2018  
Highpoint 56 Harthall Lane Kings Langley WD4 8JH - Part first floor and part two storey side and rear extension for Mr Ferrazano.  
**No objections.**
10. 17/2690/FUL Valid date: 2/1/2018  
39 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Lower ground and ground floor rear extension with a lean to roof for Mr Lewis Froy.  
**No objections.**
11. 17/2683/FUL Valid date: 2/1/2018  
24 Trident Road Leavesden WD25 7AN - Loft conversion including the insertion of front and rear rooflights and side gable window for Mr Robert Cuming.  
**No objections.**
12. 17/2695/RSP Valid date: 2/1/2018  
Little Lily Toms Lane Kings Langley Hertfordshire WD4 8NJ - Retrospective: Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking for Mr John Wall-Cash.  
**No objections providing permission is granted for a temporary period of three years. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.**
13. 17/2642/FUL Valid date: 4/1/2018  
62 Toms Lane Kings Langley WD4 8NB - Single storey side and rear extension for Mr and Mrs Hawkins.  
**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.**