

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 31st 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 Brenda Kersey
Councillor Robin Powell

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

351. Apologies for absence

Apologies were received, accepted and recorded from Councillors Jane Lay, John Wyatt and Alison Ward, all unavailable.

352. Declarations of interest

There were no declarations of interest.

353. Public participation

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

354. Planning Decisions from Three Rivers District Council

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

355. 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.

356. Three Rivers District Council - Planning Committee

Councillor Jean Bowman attended the meeting held on 25th January 2018 and reported on the following applications:

- i. 17/1290/FUL - 22-33 and 40-51 Summerhouse Way, Abbots Langley which, following considerable discussion on the affordable housing element, was approved.
- ii. 17/2290/FUL - Bramblewood, Harthall Lane WD4 8JN which was refused due to the significant increase in bulk and mass of the garage causing harm to the openness of the Green Belt.

357. St Albans Local Plan and Call for Sites Consultation 2018

Members noted the Consultation and have no comments at this stage.

358. Budget

Members discussed various small projects and deferred this item until the next meeting.

The meeting closed at 9.10 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 31st January 2018

Appendix A1

1. 17/2240/FUL ALPC meeting 22/11/2017
Warner Bros. Studio Tour London Studio Tour Drive Leavesden Watford Hertfordshire WD25 7LR - Extensions and additions to the Studio Tour with associated parking, drainage, landscaping and enabling works (including the provision of temporary reception facilities) and a variation to the S106 to allow the Studio Tour to open at 9am on Sundays, on a permanent basis for Mr David Bisoni.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 17/2361/FUL ALPC meeting 22/11/2017
37 Mallard Road Abbots Langley Hertfordshire WD5 0GE - First floor side extension and internal alterations for Mr Kevin Charman.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 17/2386/FUL ALPC meeting 06/12/2017
64 The Crescent Abbots Langley WD5 0DS - Part single, part two storey side and rear extension and conversion of garage into habitable accommodation for Mr & Mrs Cresswell.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 17/2377/FUL ALPC meeting 06/12/2017
The Swan Bedmond Road Pimlico HP3 8SH - Proposed alterations to single storey side extension including addition of pitched roof, glazed porch extension between dwelling and office, insertion of rooflight to kitchen roof, and new entrance gates, fencing and railings for Mrs Sharon Axcell.
ALPC Comment: 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.
TRDC Decision: Approved
5. 17/2226/LBC ALPC meeting 06/12/2017
The Swan Bedmond Road Pimlico HP3 8SH - Listed Building Consent: Proposed alterations to single storey side extension including addition of pitched roof, glazed porch extension between dwelling and office, insertion of rooflight to kitchen roof for Mrs Sharon Axcell.
ALPC Comment: 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.
TRDC Decision: Approved
6. 17/1999/RSP ALPC meeting 06/12/2017
9 Hunton Close Hunton Bridge WD4 8FT - Part Retrospective: Conversion of garage into habitable accommodation and single storey front extension for Mr James Reuben.
ALPC Comment: No objections.
TRDC Decision: Approved

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7. 17/2471/FUL ALPC meeting 06/12/2017
14 Blenheim Road Abbots Langley Hertfordshire WD5 0TG - Part two, part single storey rear extension and partial garage conversion for Mr and Mrs Stephenson.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 17/2489/FUL ALPC meeting 20/12/2017
17 Hazelbury Avenue Abbots Langley WD5 0DE - First floor side extension for Mr & Mrs Hamilton.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 17/2480/FUL ALPC meeting 20/12/2017
6 Lysander Way Abbots Langley WD5 0TN - Single storey rear extension for Ms Roshni Karia.
ALPC Comment: No objections but there may be party wall issues which would constitute a civil action.
TRDC Decision: Approved
10. 17/2463/FUL ALPC meeting 20/12/2017
Cedar Lodge Allans Way Abbots Langley WD25 0GJ - Construction of a detached garage for John Lockwood.
ALPC Comment: No objections providing the proposed garage is not used for commercial purposes.
TRDC Decision: Approved
11. 17/2529/FUL ALPC meeting 20/12/2017
3 Gable Close Abbots Langley Hertfordshire WD5 0LD - Demolition of existing conservatory and erection of single storey rear extension for Mr Scott Freeman.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 31st January 2018

Appendix B1

1. **18/0019/ADV** Valid date: 08/01/2018
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP -
Advertisement Consent: Erection of internally illuminated signage for Mr David
Bisoni.
No objections.
2. **18/0044/RSP** Valid date: 09/01/2018
12 Popes Road Abbots Langley Hertfordshire WD5 0EY - Retrospective: Single
storey side extension for Mr Timothy Drake.
**Members feel the materials used for the extension should be sympathetic to
the existing building.**
3. **18/0030/FUL** Valid date: 10/01/2018
17 Tanners Hill Abbots Langley WD5 0LT - Single storey rear extension for Mr and
Mrs Kutsch.
**Members have concerns that the proposed extension will have an adverse
effect on the light to no.15 and that there may be party wall issues with the
adjoining properties on either side.**
4. **18/0076/FUL** Valid date: 12/01/2018
95 Summerhouse Way Abbots Langley WD5 0DX - Demolition of existing rear
extension and construction of replacement single storey rear extension, two storey
side extension and first floor rear extension for Mr and Mrs O'Flaherty.
No objections.
5. **18/0082/FUL** Valid date: 12/01/2018
122 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Proposed single storey
rear/side extension, first floor rear extensions with Juliet balcony, insertion of
canopy roof to front and extension to drive for Mr Chris Gledhill.
No objections.
6. **18/0094/CLPD** Valid date: 16/01/2018
9 Standfield Abbots Langley Hertfordshire WD5 0BB - Conversion of garage into
habitable space and WC for Mr Roy Bratt.
**Members feel the proposed window and brickwork should be finished
sympathetically with the existing frontage of the property.**
7. **17/2687/FUL** Valid date: 16/01/2018
47 Burbridge Road Leavesden WD25 7NA - Conversion of garage into habitable
accommodation for Mr Malkit Singh.
No objections.
8. **18/0105/FUL** Valid date: 16/01/2018
142 Toms Lane Kings Langley WD4 8NY - Single storey side extension and extension
to roof for Mr Anthony Power.
No objections.
9. **17/2590/FUL** Valid date: 16/01/2018
East Lodge Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN -
Change of use from dwellinghouse (Use Class C3) to hotel and conference centre
purposes ancillary to Hunton Park Hotel, including internal alterations and single
storey extension to dwelling to provide four meeting rooms, and demolition of
existing outbuilding and construction of two storey building to provide 30

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additional hotel bedrooms, with associated hard and soft landscaping for Sairam Hotels Ltd.

No objections.

10. 18/0129/FUL

Valid date: 18/01/2018

14 and 16 Water Lane Kings Langley WD4 8HN - Joint Application: Single storey rear extension and alterations for Mr and Mrs Armory.

No objections.

11. 18/0108/FUL

Valid date: 22/01/2018

2 Offord Grove Leavesden WD25 7NE - Conversion of garage into habitable accommodation and addition of windows for Mr Y Wong.

No objections.

12. 18/0157/FUL

Valid date: 25/01/2018

16 Rosemarie Close Leavesden WD25 7NP - Conversion of garage into habitable accommodation for Mr Rob Gibbs.

No objections.

13. 18/0170/FUL

Valid date: 25/01/2018

69 Abbots Road Abbots Langley WD5 0BJ - Single storey front extension, first floor side extension, loft conversion including extension to roof, increase in ridge height, insertion of dormers to sides and rear and rooflights to front, alterations to roof of existing single storey rear extension, new external finishes to dwelling and and new raised patio to rear for Mr and Mrs Stapely.

Members object to this proposed very large extension, in particular the side dormer windows, which would result in a prominent and out of character development to the detriment of the appearance of the street scene and visual amenities of the area and also an overbearing and oppressive feature to the neighbouring properties. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.