

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 pm on Wednesday 27st June 2018 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice-Chairman Councillor Owen Roe
Councillors: Councillor Jean Bowman
 Councillor Liz Burns
 Councillor Alison Ward
Officers: Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

80. Apologies for absence

Apologies were received, accepted and recorded from Councillors David Major (unwell) and Councillor Jane Lay (other meeting).

81. Declarations of interest

Councillor Owen Roe declared an interest in application 18/1205/FUL as the applicants were known to him.

It was proposed by Councillor Jean Bowman, seconded by Councillor Alison Ward and **RESOLVED** that Councillor Liz Burns act as meeting Chairman when this item is discussed. (Appx. B1 agenda item 9.)

82. Public participation

None.

83. Planning Decisions from Three Rivers District Council

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

84. 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.

85. Three Rivers District Council - Planning Committee

No members will be available to attend the meeting on 28th June 2018. The Clerk was asked to advise Three Rivers District Council accordingly.

Councillor Jean Bowman will attend the meeting on 19th July and Councillor Owen Roe on the 16th August 2018.

86. Highways and Transport Matters

Members noted the planned road closures.

- i. Sergehill Lane, Abbots Langley from its junction with Church Hill north eastwards to its junction with St Albans Lane, except for access, for utility installation works. If made, the Order shall come into force on 30th June 2018 for a period of up to 18 months only at the times indicated by signs on or near the road.
- ii. Abbots Road, Abbots Langley from its junction with Gallows Hill north eastwards for a distance of approximately 1235 metres, except for access, for works to be executed. If made, the Order shall come into force on 26th June 2018 for a period of up to 18 months only at the times indicated by signs on or near the road.

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87. Correspondence

Members noted the following appeal against refusal of planning permission:
18/0030/FUL - 17 Tanners Hill, Abbots Langley - Single storey rear extension.
Ref: APP/P1940/D/18/3201201.

The meeting closed at 7.54 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 27th June 2018

Appendix A1

1. 18/0682/RSP

ALPC meeting 25/04/2018

Verulam Nursery Harthall Lane Kings Langley HP3 8SE - Retrospective: Construction of gate to front for Mr Gennaro Depiano.

ALPC Comment: Members all agreed that the gate should be set back further into the property to allow at least one vehicle to wait off the highway to prevent obstruction to the flow of traffic, especially as the entrance is located on a very narrow road and serves both the dwelling and a commercial business.

TRDC Decision: Refused

Reasons: 1. The gate constitutes inappropriate development in the Green Belt, results in actual harm to the openness of the Green Belt and has an urbanising impact on the visual amenity of the rural area. No very special circumstances have been provided which outweigh the substantial harm to the Green Belt. The development is therefore unacceptable and fails to comply with Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the NPPF (adopted March 2012).

2. The gate by virtue of its positioning in close proximity to Harthall Lane fails to provide a safe and adequate means of access and therefore has a detrimental impact on the free and safe flow of highway users. The development fails to comply with Policy CP10 of the Core Strategy (adopted October 2011).

2. 18/0718/FUL

ALPC meeting 25/04/2018

Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Erection of an 'American' style grooming and storage barn positioned on the northern boundary and connecting into the existing horse-walker on its west wing facing side for Ms Anfisa Ershova.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed 'American' style barn by virtue of its siting, size and scale would be inappropriate development in the Green Belt, which, by definition, is harmful. There would also be harm to the openness of the Green Belt and the purposes of keeping land within the Green Belt by reason of the scale of the proposed barn and spread of the development on the site. 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.

3. 18/0765/FUL

ALPC meeting 25/04/2018

Magnolia Cottage East Lane Bedmond WD5 0QG - Conversion of garage into habitable accommodation, insertion of bi-fold doors to side elevation and rooflights within the front and rear roof slopes for Miss V Reeve.

ALPC Comment: No objections.

TRDC Decision: Approved

4. 18/0770/FUL

ALPC meeting 25/04/2018

Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Replacement sales building and alterations to parking for Motor Fuel Group.

ALPC Comment: No objections.

TRDC Decision: Approved

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5. **18/0818/PDNA** ALPC meeting 25/04/2018
Verulam Nursery Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Permitted Development Notice Agriculture: Erection of steel framed barn for Mr Gennaro Depiano.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **18/0677/FUL** ALPC meeting 16/05/2018
34 Roman Gardens Kings Langley WD4 8LG - Construction of a first floor side extension, single storey rear extension and two storey rear extension - Revised Plans lodged 09/05/2018. for Mr A Fitzgerald.
ALPC Comment: Members considered the revised plans but did not wish to change their comments as their original concerns had not been addressed.
TRDC Decision: Approved

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Planning applications considered on 27th June 2018

Appendix B1

1. **18/1167/FUL** Valid date: 07/06/2018
49 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension and front porch for Mr Carl Tasker.
No objections.
2. **18/1177/FUL** Valid date: 12/06/2018
43 Toms Lane Kings Langley WD4 8NA - Loft conversion including hip to gable extensions, rear dormer and front rooflights for Mr C Muir.
No objections.
3. **18/1158/FUL** Valid date: 13/06/2018
205 Abbots Road Abbots Langley WD5 0BN - Part Retrospective: Single storey side extension, garage conversion, construction of detached outbuilding to side, extension to hardstanding and implementation of gates for Mr Andrew Stratford.
No objections.
4. **18/1138/FUL** Valid date: 13/06/2018
49 Mallard Road Abbots Langley WD5 0GF - Single storey side/rear extension and conversion of garage to habitable accommodation for Mr George Wells.
No objections.
5. **18/1241/FUL** Valid date: 15/06/2018
95 Breakspeare Road Abbots Langley WD5 0ER - Single storey side extension and alterations existing rear extension for Mr S. May.
No objections.
6. **18/1163/FUL** Valid date: 15/06/2018
13 Toms Lane Kings Langley Hertfordshire WD4 8NA - **Demolition of** existing garage and construction of a single storey side extension and single storey side/rear extension for Mrs J. Mitchell.
No objections.
7. **18/1234/FUL** Valid date: 18/06/2018
105 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension for (withheld).
No objections.
8. **18/1277/FUL** Valid date: 19/06/2018
5 Hunton Close Hunton Bridge WD4 8FT - Single storey rear extension for (withheld).
No objections.
9. **18/1205/FUL** Valid date: 20/06/2018
1 Lauderdale Road Hunton Bridge Kings Langley WD4 8QA - Loft conversion including front, side and rear dormer windows, Velux window to side roof slope, and single storey side and rear extension to create garden room for Dr M. Overstolz.
No objections.
(Councillor Owen Roe withdrew and took no part in the discussion of this item.)

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10. 18/1090/FUL

Valid date: 20/06/2018

Harthall Farm Harthall Lane Kings Langley Hemel Hempstead HP3 8SE - Change of use of existing building into two dwelling houses including associated parking and residential curtilages for (withheld).

No objections.

