

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 18th July 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 Jane Lay
Councillor Robin Powell

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

105. Apologies for absence

Apologies were received, accepted and recorded from Councillors Alison Ward and John Wyatt, both unavailable.

106. Declarations of interest

There were no declarations of interest.

107. Public participation

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

108. To confirm the Minutes of the previous meeting

It was proposed by Councillor Liz Burns, seconded by Councillor Brenda Kersey and **RESOLVED** that the minutes of the meetings held on 16th May, 6th and 27th June 2018, 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.

109. Planning Decisions from Three Rivers District Council

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

110. 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.

111. Highways and Transport Matters

Members noted the following future temporary road closures within the parish:

- i. Trowley Rise, Abbots Langley from its junction with Popes Road north eastwards to its junction with Tibbs Hill Road.
- ii. Abbots Road, Abbots Langley from its junction with Gallows Hill north eastwards and south eastwards for a distance of approximately 1554 metres.
- iii. South Way, Abbots Langley from its junction with Essex Lane north eastwards to its junction with the Langley Lane/Abbey Drive roundabout.
- iv. Furtherfield, Abbots Langley from its junction with South Way north westwards.

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The meeting closed at 8.50 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 18th July 2018

Appendix A1

1. **18/0620/FUL** ALPC meeting 04/04/2018
87 Gallows Hill Lane Abbots Langley WD5 0DD - Removal of outbuilding and erection of single storey side and rear extension for Mr and Mrs Fantom.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **18/0756/FUL** ALPC meeting 25/04/2018
8 Seabrook Road Kings Langley Hertfordshire WD4 8NU - Proposed new poolhouse outbuilding in lieu of existing outbuilding for Mr Jamie Lambert.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **18/0787/FUL** ALPC meeting 16/05/2018
Land Rear of 25 Langley Lane Abbots Langley Hertfordshire WD5 0LS - Demolition of existing garage and construction of replacement double garage for Mr Egan.
ALPC Comment: Members object to this proposal for a new garage agreeing with Highways that the building is not set back far enough to allow safe passage for both pedestrians and traffic along Shirley Road. Any approval should include a condition that the building is retained as a garage in future and continues to be ancillary to the residential dwelling with no subdivision.
TRDC Decision: Approved subject to conditions including that the replacement garage shall not be occupied at any time other than for the purposes of storage of private motor vehicles and shall not be used as an independent dwelling or commercial premises at any time. See TRDC website for full details.
4. **18/0909/RSP** ALPC meeting 16/05/2018
121 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Part Retrospective: Extension of existing patio and new raised grass level for Mr K Davari.
ALPC Comment: Members have concerns regarding overlooking and loss of privacy for the adjoining property number 119a.
TRDC Decision: Approved
5. **18/0789/FUL** ALPC meeting 16/05/2018
15 Hunters Lane Leavesden WD25 7BA - Alterations to roof form of existing two storey rear extension from pitched roof to crown roof form for Mrs G Want.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **18/0813/FUL** ALPC meeting 16/05/2018
52 Broomfield Rise Abbots Langley WD5 0HN - Demolition of existing side extension and erection of replacement single storey side extension, alterations to front porch, alterations to frontage including alterations to front boundary wall and provision of hardstanding for Mr and Mrs Ingleby.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **18/0940/FUL** ALPC meeting 16/05/2018
147 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and raised patio to rear for Mr and Mrs Cousins.

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ALPC Comment: No objections.

TRDC Decision: Approved

8. 18/0946/FUL ALPC meeting 16/05/2018
15 and 17 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extensions to numbers 15 and 17 Tanners Hill for Hawkins and Kutsch.
ALPC Comment: Members have concerns that the proposed extension will have an adverse effect on the light to no.19 and that there may be party wall issues with the adjoining properties on either side.
TRDC Decision: Approved
9. 18/0854/FUL ALPC meeting 16/05/2018
67 Royce Grove Leavesden WD25 7GB - Single storey side extension for Mr and Mrs Graham.
ALPC Comment: Members object to this contrived overdevelopment of the plot with provision for only one car for what will become a five bedroomed property. 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. 18/0855/CLPD ALPC meeting 16/05/2018
67 Royce Grove Leavesden WD25 7GB - Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights for Mr and Mrs Graham.
ALPC Comment: Members object to this application which, in conjunction with 18/0854/FUL, results in an overdevelopment of the property in a style which is out of keeping with the area and which would create a top heavy appearance to the dwelling. 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
11. 18/0922/RSP ALPC meeting 16/05/2018
10 Gypsy Lane Hunton Bridge WD4 8PR - Retrospective: Construction of raised deck to rear for Mr Vijay Morzaria.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 18/0913/FUL ALPC meeting 16/05/2018
6-11 Tanners Wood Lane Abbots Langley Hertfordshire WD5 0PX - Replacement of windows and external doors for Thrive Homes.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 18/0996/FUL ALPC meeting 06/06/2018
15 Peacock Walk Abbots Langley WD5 0GP - Single storey side and rear extension, alterations to front porch and change to fenestration for Mr Lee Stockwell.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 18/1047/FUL ALPC meeting 06/06/2018
The Bungalow Bell Close Bedmond WD5 0QU - Single storey front extension for Mr And Mrs Cornish.
ALPC Comment: No objections.

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TRDC Decision: Approved

15. 18/0977/FUL

ALPC meeting 06/06/2018

78 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey rear conservatory for Mr Samuel Kirby.

ALPC Comment: No objections.

TRDC Decision: Approved

16. 18/0690/FUL

ALPC meeting 06/06/2018

49 Balmoral Road Abbots Langley WD5 0ST - Two storey side extension and front porch - Revised plans lodged 29/05/2018 for Mr Chad Greatorex.

ALPC Comment: Having considered the amended plans lodged with the reduction in size of the first floor adjoining the public footpath, Members now have no objections to the application.

TRDC Decision: Approved

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Planning applications considered on 18th July 2018

Appendix B1

1. **18/1201/FUL** Valid date: 11/06/2018
4 High Street Bedmond WD5 0QR - Two storey side and rear extension and new front porch for Mr G Depiano.
Members object to this two storey extension to create a four bedroomed house which is well over the 40% guidance for properties within the green belt, resulting in overdevelopment of the site with no special circumstances demonstrated to outweigh the negative impact.
2. **18/1259/OUT** Valid date: 19/06/2018
Daimar Bedmond Road Bedmond WD5 0QE - Outline Application: Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of six detached dwellings and garages (landscaping and appearance reserved) and alterations to access for KLM Properties Ltd.
Members object to this application which they believe is overdevelopment of the green belt. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
3. **18/1320/FUL** Valid date: 25/06/2018
224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage with dormer and rooflights and extension to drive for Mr and Mrs Arif Syed.
No objections.
4. **18/1334/FUL** Valid date: 26/06/2018
8 Keble Terrace Abbots Langley WD5 0NG - Single storey front and rear extensions, alterations to existing porch, first floor side extension and loft conversion including insertion of rooflights for Mr and Mrs Morris.
No objections.
5. **18/1336/FUL** Valid date: 28/06/2018
58 Tibbs Hill Road Abbots Langley WD5 0ED - Front porch and single storey rear extension. for Mr Grant Peberdy.
No objections.
6. **18/0797/OUT** Valid date: 28/06/2018
Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire - Outline Consent: Subdivision of the site and erection of a four bedroom detached dwelling with associated parking and access (appearance and landscaping reserved) for Mr Terry Murphy.
Members are dismayed at this latested application for yet further fragmented development on this site with no special circumstances to justify it. They are distressed about the manner in which the ancient hedgerow has been eroded, impacting visually on the landscape and destroying wildlife habitat. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
7. **18/1358/FUL** Valid date: 29/06/2018
6 Gypsy Lane Hunton Bridge WD4 8PR - Two storey rear extension and loft conversion including increase in ridge height and insertion of rooflights and extension to raised patio to rear; lower ground floor extension to rear, enlargement of basement accommodation, addition of lightwells to basement, porch in-fill to front elevation and alterations to fenestration for Mr Callan.

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No objections.

8. 18/1362/FUL Valid date: 02/07/2018
5 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension and patio for Mr and Mrs Clifford.
Members expressed concerns about the resultant loss of light to the adjoining property number 3 and the party wall issues.
9. 18/1367/FUL Valid date: 04/07/2018
56 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part retrospective: Construction of detached outbuilding for Mrs Jo Ray.
No objections.
10. 18/1402/FUL Valid date: 05/07/2018
129 Toms Lane Kings Langley WD4 8NX - Single storey front porch extension for Mr and Mrs Richards.
No objections.
11. 18/1389/FUL Valid date: 06/07/2018
5 Wadham Road Abbots Langley Hertfordshire WD5 0NH - Demolition of existing side/rear extension and erection of single storey side and rear extension for Mr and Mrs Lester.
No objections.
12. 18/1355/CLED Valid date: 06/07/2018
Harthall Acres 60 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Certificate of Lawfulness Existing Use: Conversion of stable to a residential dwelling for Collette Donne.
No objections providing evidence of occupancy as a dwelling for the statutory length of time has been supplied.
13. 18/1383/RSP Valid date: 09/07/2018
5-7A College Road Abbots Langley WD5 0NR - Part Retrospective: Alterations to shop front including removal of bay window and erection of single storey front extension and alterations to fenestration detail for Mr Rod Lewis.
Members are concerned about the lack of customer parking on this bend near a busy roundabout and possible encroachment onto the narrow footpath.
14. 18/1432/FUL Valid date: 10/07/2018
130 Abbots Road Abbots Langley WD5 0BL - Two storey side and rear extension for Mr and Mrs OBrien.
No objections.
15. 18/1439/CLPD Valid date: 10/07/2018
87 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Certificate of Lawfulness for Proposed Development: Loft conversion including hip-to-gable roof extension, rear dormer and installation of second rooflights to front elevation for Mr and Mrs L O'Conner.
Members are concerned about the large scale of the proposed dormer extending to the full width of the property and being supported by the party wall.
16. 18/1313/FUL Valid date: 09/07/2018
Fairways Farm Rear Of 67 Bucknalls Lane Garston WD25 9NE - Variation of condition 10 (Affordable Housing) pursuant to planning permission 16/2076/OUT: To vary the tenure and tenure split of the affordable housing provision for Mr B Johnson.

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Councillors are appalled at this application to reduce the number of affordable rented dwellings and baffled by the applicants statement, for which they have provided no evidence of support, that there is less need for this type of rentable housing. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

17. 18/1463/FUL

Valid date: 11/07/2018

23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey side and rear extensions, loft conversion including insertion of side dormer and 3 rooflights to the front, side and rear, part conversion of existing garage and new window in side elevation (Amendment to planning permission 18/0509/FUL: to include alterations to proposed single storey rear extension) for Mr and Mrs J Driscoll.

No objections.

18. 18/1254/FUL

Valid date: 12/07/2018

142 Toms Lane Kings Langley Hertfordshire WD4 8NY - Provision of additional vehicular crossover and extension to hardstanding to create carriage driveway for Mr Anthony Power.

No objections.

19. 18/1448/FUL

Valid date: 12/07/2018

15 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey side and rear extension, single storey front and side extension and raised terrace to rear for Mr Andrew Burrows.

No objections.

20. 18/1440/FUL

Valid date: 13/07/2018

87 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey side and rear extension for Mr and Mrs O'Connor.

No objections.