

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 29th August 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 Alison Ward

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

143. Apologies for absence

Apologies were received, accepted and recorded from Councillors Robin Powell and John Wyatt, both unavailable.

144. Declarations of interest

There were no declarations of interest.

145. Public participation

Mr James Lambert attended the meeting and signed in to speak on Item 5, Appendix B1, planning application 18/1659/FUL.

146. Planning Decisions from Three Rivers District Council

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

147. Planning Applications as received from Three Rivers District Council

The Chairman varied the agenda and invited Mr Lambert to speak in favour of planning application 18/1659/FUL for the change of use of part of paddock to install solar panels. Members then discussed the application and agreed they were in full support. Mr Lambert then left the meeting.

The remaining planning applications listed were then discussed by Members who **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

148. Three Rivers District Council - Planning Committee

Councillor Owen Roe will attend the above meeting on 13th September and Councillor Jean Bowman will attend on 18th October 2018.

149. Consultations

- i. Hertfordshire County Council - Waste Planning:- Members had no suggestions for large scale waste disposal sites within the Parish.
- ii. South West Herts Growth and Transport Plan:- Members discussed at length the new transport strategy for the area, developed by Hertfordshire County Council, together with Councillor Owen Roe's comments on the document. It was agreed that the Chairman of the Council, Councillor Brenda Kersey, would respond to the relevant sections of the online questionnaire.

150. Highways and Transport Matters

Members noted the following road closures within the Parish:

- i. Furtherfield, Abbots Langley from its junction with South Way, north for approximately 457 metres.
- ii. Millhouse Lane, Bedmond from its junction with High Street to its junction at

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Millhouse Farm, a distance of approximately 1026 metres.

The meeting closed at 8.55 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 29th August 2018

Appendix A1

1. 18/1167/FUL ALPC meeting 27/06/2018
49 Adrian Road Abbots Langley Hertfordshire WD5 0AG - Single storey rear extension and front porch for Mr Carl Tasker.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 18/1177/FUL ALPC meeting 27/06/2018
43 Toms Lane Kings Langley WD4 8NA - Loft conversion including hip to gable extensions, rear dormer and front rooflights for Mr C Muir.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed loft conversion including hip to gable extensions, in conjunction with the previous extensions would result in contrived and disproportionate additions over and above the size of the original dwelling. 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.
3. 18/1158/RSP ALPC meeting 27/06/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 18/1241/FUL ALPC meeting 27/06/2018
95 Breakspere Road Abbots Langley Hertfordshire WD5 0ER - Single storey side extension and alterations existing rear extension for Mr Steve May.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 18/1163/FUL ALPC meeting 27/06/2018
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 Jackie Mitchell.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 18/1234/FUL ALPC meeting 27/06/2018
105 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension for Mr and Mrs Byrnes.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 18/1205/FUL ALPC meeting 27/06/2018
1 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Loft conversion including front, side and rear dormer windows, velux window to side

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roofslope, and single storey side and rear extension to create garden room. for Dr M and Mrs J Overstolz.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed dormer windows, by virtue of their design and siting, and ground floor extension, by virtue of its design, siting and materials, would appear as incongruous additions which would not respect the character of the host property or street scene and would be excessively prominent within the street scene and harmful to the character of the host dwelling and visual amenities of the area. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted Oct 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted Jul 2013).

8. 18/1334/FUL ALPC meeting 18/07/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 18/1336/FUL ALPC meeting 18/07/2018
58 Tibbs Hill Road Abbots Langley WD5 0ED - Front porch and single storey rear extension. for Mr Grant Peberdy.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 18/1358/FUL ALPC meeting 18/07/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 18/1439/CLPD ALPC meeting 18/07/2018
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.
ALPC Comment: 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.
TRDC Decision: Approved
12. 18/1254/FUL ALPC meeting 18/07/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 29th August 2018

Appendix B1

1. 18/1645/FUL Valid date: 08/08/2018
154 Abbots Road Abbots Langley WD5 0BL - Variation of condition 2 (plan numbers) of planning permission 17/2649/FUL to include painted render for Mr Bhagawagar.
No objections.
2. 18/1632/RSP Valid date: 13/08/2018
124 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Part Retrospective: Raised deck with additional screening for Mr Amit Lal.
As a Parish Councillor lives in a neighbouring property Members made no comments.
3. 18/1664/FUL Valid date: 13/08/2018
Land Adjacent To Kings View Farm Toms Lane Kings Langley Hertfordshire - Construction of a detached two storey dwelling including balcony to rear, with associated hardstanding and landscaping including alterations to levels, change of use of land to residential and installation of gates for The Trustees of Ms Pryce-Kennedy.
Members object to this application for a change of use of land to residential, to accommodate a large new build property, out of keeping with the surrounding buildings and within the green belt. Members do recognise there may be special circumstances. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
4. 18/1683/FUL Valid date: 14/08/2018
6 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - First floor rear and side extension for Mr Gordon Ludlow.
Members preferred the hip roof design of the previous approved application (18/0217/FUL) to this revision with a gable end, given its close proximity to the neighbouring property.
5. 18/1659/FUL Valid date: 16/08/2018
8 Seabrook Road Kings Langley WD4 8NU - Change of use of part of paddock to residential curtilage and the installation of 64 solar panels for Mr Jamie Lambert.
Members are in favour of this application.
6. 18/1541/RSP Valid date: 17/08/2018
130 Coates Way Garston WD25 9PA - Retrospective: Construction of a shed in the rear garden for Constantin Varzari.
Members object to this retrospective application for the construction of a shed, as it appears to be a permanent building of concrete and render and only 0.30 metres from the rear boundary.
7. 18/1681/FUL Valid date: 16/08/2018
49 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey side and rear extensions and garage conversion into habitable accommodation for Mr George Wells.
No objections.