

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 10th October 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 Brenda Kersey
Councillor Jane Lay
Councillor Alison Ward

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

188. Apologies for absence

Apologies were received, accepted and recorded from Councillor Liz Burns.

189. Declarations of interest

There were no declarations of interest.

190. Public participation

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

191. Planning Decisions from Three Rivers District Council

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

192. 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.

193. Consultations

Members discussed the following consultations:

- i. St Albans City & District Local Plan 2020 - 2036: Members were pleased to note that infrastructure problems were being addressed and had no issues on which they needed to make representations.
- ii. Watford Borough Council's new Local Plan: Councillor Owen Roe reported on his examination of the document and Members agreed the comments to be submitted by the Planning and Meetings Officer.

194. Budget 2019 - 2020

Members considered the draft budget for which this Committee has responsibility and after some discussion agreed to defer spending allocations until the next meeting.

195. Bedmond Sign - Toms Lane

Members noted the installation of the new sign commemorating Pope Adrian IV on Toms Lane, Abbots Langley.

The meeting closed at 9.03 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 10th October 2018

Appendix A1

1. 18/1259/OUT

ALPC meeting 18/07/2018

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.

ALPC Comment: 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.

TRDC Decision: Refused

Reasons: 1. The proposed development, by virtue of the height, bulk and massing of the buildings and intensification of use of the site, would result in significant greater harm to the openness of the Green Belt than that of the existing residential buildings and commercial use of the site. The proposed development would therefore constitute inappropriate development and would result in significant actual harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm and the development 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.

2. The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme would not provide policy compliant affordable housing and it has not been demonstrated that it would not be viable to meet policy requirements for affordable provision; a S106 Agreement has not been agreed to secure provision; and the proposed housing mix would fail to meet the requirements of Policy CP3 of the Core Strategy (adopted October 2011) and no evidence or justification has been provided to support the proposed housing mix.

2. 18/1530/FUL

ALPC meeting 08/08/2018

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 and extension to drive for Mr Arif Syed.

ALPC Comment: No objections.

TRDC Decision: Approved

3. 18/1546/FUL

ALPC meeting 08/08/2018

20 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extension for Mr M Greene.

ALPC Comment: No objections.

TRDC Decision: Approved

4. 18/1278/FUL

ALPC meeting 08/08/2018

55 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey rear extension for Mr Paul Holland.

ALPC Comment: No objections.

TRDC Decision: Approved

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5. **18/1577/AOD** ALPC meeting 08/08/2018
Land Adjoining Notley Croft Bedmond Road Bedmond WD5 0QE - Approval of Details: Details pursuant to Condition 1 of Outline Permission 17/1607/OUT comprising access, appearance, landscaping, layout and scale for two construction of two dwellings for Mr R Noviello.
ALPC Comment: No objections as this application is in line with conditions 1 and 4 of the Inspectors decision (under appeal) to grant permission for the outline application 17/1607/OUT.
TRDC Decision: Approved
6. **18/1595/FUL** ALPC meeting 08/08/2018
40 Breakspere Road Abbots Langley WD5 0EP - Single storey side and rear extension for Mr Mark Hansard.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **18/1645/FUL** ALPC meeting 29/08/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **18/1681/FUL** ALPC meeting 29/08/2018
49 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey side and rear extensions and garage conversion into habitable accomodation for Mr George Wells.
ALPC Comment: No objections.
TRDC Decision: Approved
9. **18/1748/FUL** ALPC meeting 19/09/2018
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Alterations to entrance and waiting area for Mr James Whatmore.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 10th October 2018

Appendix B1

1. **18/1902/FUL** Valid date: 18/09/2018
31 Mallard Road Abbots Langley WD5 0GE - Single storey rear and side extension for Mr and Mrs Gibbons.
No objections.
2. **18/1891/FUL** Valid date: 19/09/2018
8 Garden Road Abbots Langley WD5 0ES - Single storey side/rear extension. for Mr Anton Hamilton.
No objections.
3. **18/1868/FUL** Valid date: 20/09/2018
28 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey side extension and proposed vehicular access to Tanners Hill for Mr A Chundavadra.
No objections.
4. **18/1927/FUL** Valid date: 21/09/2018
47 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Alterations to fenestration and alterations to roof of existing rear extension for Mr Michael Davis.
No objections.
5. **18/1959/RSP** Valid date: 01/10/2018
108 Abbots Road Abbots Langley WD5 0BH - Part Retrospective: Single storey rear extensions and part two storey rear extension for Mr Gerry Kilbane.
No objections.
6. **18/2010/FUL** Valid date: 03/10/2018
70 High Street Abbots Langley Hertfordshire WD5 0AW - Continued use of the external customer seating area for Mr Neal Tuson.
Members have no objections to the continued use of the external customer seating area, however the maximum number of chairs and tables should remain as previously approved under 16/1443/RSP and not be increased to 8 chairs as stated on this current application. Any additional chairs would block the public pavement for pedestrians, mobility scooters, wheelchairs and any other users.