

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30pm on Wednesday 15th May 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman:	Councillor Jon Tankard
Vice-Chairman	Councillor Owen Roe
Councillors:	Councillor Jean Bowman Councillor Jane Lay Councillor David Major Councillor Robin Powell Councillor John Wyatt
Officers:	Tim Perkins - Clerk to the Council Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

25. Apologies for absence

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

26. Declarations of interest

Councillor Jon Tankard, declared an interest in agenda items Appendix B1. 7. planning application 19/0787/FUL, Appendix B2. 1. planning application 19/0775/RSP and Appendix B2. 3. planning application 19/0809/FUL. He left the room during discussions on these items.

27. Election of Vice Chairman

It was proposed by Councillor Jane Lay, seconded by Councillor Jean Bowman and RESOLVED that Councillor Owen Roe be elected Committee Vice Chairman for the municipal year 2019-2020.

28. Public participation

Four members of the public attended the meeting. One member signed in to speak on planning application 19/0618/RSP.

29. Planning Application 19/0618/RSP

Mr Ron Jenkins read out a report to the committee regarding the above planning application.

Members noted the report and given the applicant's disregard for the planning process, the lack of environmental reports and the complaints of local residents if Three Rivers District Council officers are minded to approve this application the committee request that this retrospective application be referred to the Planning Committee for consideration.

30. Planning Decisions from Three Rivers District Council

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

31. 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.

32. Three Rivers District Council - Planning Committee

Members noted the report from the meeting held on 21 March 2019. Councillor Jean Bowman will attend the meeting of the above committee on 29th May.

33. Highways and Transport Matters

Members noted the temporary road closure orders

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34. Correspondence

Members noted the correspondence regarding planning application 19/0579/FUL.

The meeting closed at 8.56 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on Wednesday 15th May 2019.

Appendix A1

1. **19/0146/FUL** ALPC meeting 20/02/2019

Daimar Bedmond Road Bedmond WD5 0QE - Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four detached dwellings and garages with associated access and landscaping for KLM Properties Ltd.

ALPC Comment: Members object to this application which they believe is overdevelopment of the green belt with no very special circumstances to outweigh the harm to the openness 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: Approved

2. **19/0197/FUL** ALPC meeting 20/02/2019

1 North Grove Cottages Watford Road Hunton Bridge Kings Langley Hertfordshire WD4 8QP - Removal of existing garage and construction of new detached garage including the provision of habitable accomodation at first floor level. for Mr J Poole.

ALPC Comment: No objections.

TRDC Decision: Approved

3. **19/0343/FUL** ALPC meeting 13/03/2019

26 Gallows Hill Lane Abbots Langley WD5 0DA - Single storey side extension for Mr Williams.

ALPC Comment: No objections.

TRDC Decision: Approved

4. **19/0326/FUL** ALPC meeting 13/03/2019

38 Tanners Hill Abbots Langley WD5 0LT - Front porch and part single, part two storey rear extension for Mr and Mrs P Groves.

ALPC Comment: No objections.

TRDC Decision: Approved

5. **19/0355/FUL** ALPC meeting 13/03/2019

Blocks D And E Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Alterations to existing entrance in between Blocks D and E to provide two revolving doors and one disabled access door, with new flank wall and canopy over entrance and new wall in front of the existing building for ASOS.com Ltd.

ALPC Comment: No objections.

TRDC Decision: Approved

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6. 19/0356/ADV ALPC meeting 13/03/2019
Blocks D And E Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Advertisement Consent: Installation of internally and externally illuminated fascia signs for ASOS.com Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 19/0383/FUL ALPC meeting 13/03/2019
33 Long Elms Abbots Langley Hertfordshire WD5 0JS - Single storey front and side extension and associated internal and external alterations for Mr P Fitzgerald.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 19/0418/FUL ALPC meeting 13/03/2019
3 Toms Lane Kings Langley WD4 8NA - Single storey rear extension for Ms Jane Percival.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 19/0390/FUL ALPC meeting 13/03/2019
2 Royce Grove Leavesden WD25 7GD - Creation of new entrance porch, conversion of garage into habitable room, single storey rear extension and first floor rear terrace for Mr Ani Bardhan.
ALPC Comment: Members object to the proposal to convert the garage into habitable accommodation which will reduce the available parking to one space which is insufficient for this five bedroom property on a corner plot. They are concerned that the roof terrace will overlook the dwellings in Dowding Way and is out of keeping with the surrounding properties in this prominent position.
TRDC Decision: Refused
Reason: The proposed roof terrace by virtue of its siting and elevated height would result in an un-neighbourly form of development and would result in significant levels of overlooking of neighbouring properties (4 Royce Grove and 17 Dowding Way) resulting in a dominant and unneighbourly feature to the detriment of the residential amenities of these neighbouring occupiers. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
The conversion of the garage results in a shortfall of parking provision to serve the dwelling which would be likely to result in an increase in parking outside of the application site to the detriment of the safe movement and free flow of other highway users. The development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
10. 19/0465/FUL ALPC meeting 03/04/2019
29 Royce Grove Leavesden WD25 7GB - Single storey front/side extension and alterations to front elevation for Mr Evans.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:

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11. 19/0490/PDNA

ALPC meeting 03/04/2019

Hyde Farm Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA - Permitted Development Notice Agriculture: Erection of agricultural barn for Mrs L Cooper.

ALPC Comment: No objections.

TRDC Decision: Approved

Reason:

12. 19/0482/FUL

ALPC meeting 03/04/2019

Beulah Sergehill Lane Abbots Langley WD5 0RT - Single storey rear extension and glazed canopy for Mr and Mrs Quinton.

ALPC Comment: No objections.

TRDC Decision: Approved

Reason:

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Planning applications considered on 15 May 2019

Appendix B1

1. **19/0646/OUT** Valid date: 05/04/2019
Land South West Of Junction 20 Of M25 And West Of A41 Watford Road Hunton Bridge Hertfordshire - Construction of new Motorway Service Area (MSA) to comprise: amenity building, 80 bedroom lodge, drive-thru coffee unit, fuel filling station with retail shop, together with associated car, coach, motorcycle, caravan, HGV and abnormal load parking, alterations to the A41 including construction of a new roundabout and vehicular access, works to the local highway network and at Junction 20 of the M25 motorway. Provision of landscaping, signage, infrastructure and ancillary works. for Mr Mark Franks.

Members discussed the application in detail, comments were recorded and drafted into a response to Three Rivers District Council.

Delegated authority was granted to the Clerk to finalise the submission following consultation with the committee Chairman.

The response is attached hereto as Appendix C1.
2. **19/0731/FUL** Valid date: 26/04/2019
34 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LU - Demolition of existing garage and conservatory, erection of two storey side extension with integral garage and single storey rear extension. for Mr David Watts.

Members have concerns about the front elevation of this application and are disappointed that a roof plan is not available.
3. **19/0648/RSP** Valid date: 29/04/2019
10 Cranefield Drive, Garston WD25 9TX - Front porch for Mr Christopher Turk.

No objections.
4. **19/0700/FUL** Valid date: 30/04/2019
Little Rose Acre Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SF - Demolition of existing rear conservatory, erection of single storey rear extension and single storey porch extension to side for Mrs M Kensett.

No objections.
5. **19/0743/FUL** Valid date: 30/04/2019
20 Popes Road Abbots Langley WD5 0EY - Conversion of garage to habitable room for Mrs Vera Woolls.

No objections.
6. **19/0706/FUL** Valid date: 01/05/2019
37 Bateson Drive Leavesden WD25 7ND - Conversion of garage into a living room and installing a window at the front for Mr M Ali.

No objections.
7. **19/0787/FUL** Valid date: 30/04/2019
Thistle Lodge Bedmond Road Abbots Langley WD5 0QB - Construction of independent garage structure to front of dwelling with associated extension of the driveway for Mr And Mrs Bhatti.

No objections.
8. **19/0770/FUL** Valid date: 07/05/2019
15 Trowley Rise Abbots Langley WD5 0LN - Single storey side and rear extensions, internal alterations and alterations to first floor windows for Mr And Mrs M Harris.

No objections.

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9. 19/0775/RSP

Valid date: 08/05/2019

87 Kindersley Way Abbots Langley WD5 0DG - Retrospective: Single storey front and rear extension and alterations to frontage including extension to drive for Mr And Mrs Dine.

No objections.

10. 19/0600/FUL

Valid date: 08/05/2019

Old Mill House Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8QZ - Single storey rear extension for David Scott.

Members are concerned that this extension is unsympathetic to the area. The proposed plans are within a conservation area and on green belt land.

11. 19/0809/FUL

Valid date: 02/05/2019

6 The Crescent Abbots Langley WD5 0DS - First floor rear extension for Mr And Mrs Brown.

No objections.

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19/0646/OUT - Response to Three Rivers District Council

Appendix C1

Abbots Langley Parish Council



Council Offices,
Langley Road,
Abbots Langley,
Herts. WD5 0EJ

Telephone: 01923 265139

Tim Perkins, Clerk to the Council

www.abbotslangley-pc.gov.uk

Mr Adam Ralton
Development Management Team Leader
Three Rivers District Council
Three Rivers House
Northway
RICKMANSWORTH
WD3 1RL

20th May 2019.

Dear Mr Ralton,

19/0646/OUT MOTO Motorway Service Area

The Parish Council's Planning and Highways Committee met on 15th May, following is the committee's resolved comments on the above application.

Whilst the Parish Council acknowledge and welcome the potential for the project to provide local employment within walking distance from local residential hubs, the location of the proposals on 'character sensitive' Metropolitan Greenbelt does cause a number of concerns as noted: -

- The applicant's Design and Access Statement describes the area thus; *"Proposed MSA is located within an area of gently undulating landscape, comprising broad topped hills and shallow valleys."* This is in complete contrast to the design proposals which depict stepped terracing on a steeply rising site. The height of the roof of the main building is some 26m off the height of the A41 access road, over a distance of roughly 120m. By the applicant's description, this is out of character and would be detrimental to the character of the area.
- Two of the key objectives of the Metropolitan Green Belt are to:
 1. Check unrestricted sprawl of built up areas
 2. To prevent neighbouring towns merging.
- Infilling the space between the two residential areas of Hunton Bridge and Kings Langley would be in direct opposition of these two principles. By example, the creation of the retail and business areas between Nash Mills and Apsley on the A4251, on what was an industrial landscape, which previously formed a strong character break, has now been lost by infill, meaning that detrimentally there is no longer a physical break between these two urban areas which are now essentially one continual region.
- As noted in the Hertfordshire County Council Highways objection, the proposals will bring additional traffic. This will increase exhaust pollution from extra cars and lorries and this is a very real concern for the health of local residents. Given the valley location of the traffic, which has the potential to 'store' toxic fumes at a higher ratio than more open sites and the increase in traffic at 'rush hour', this could potentially raise pollutant levels to dangerous levels at a time, when we as a society, are actively encouraging young children to walk to school. This is particularly worrying as a number of schools and nurseries are within in close proximity to the proposed site and roads.

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- Whilst we accept the requirement for a managed lorry park, with facilities for drivers, the pollution from standing lorries and refrigerated vehicles using the overnight parking within the sensitive valley area, will only act to maintain high levels of pollutants within this potentially 'trapping' locality.
- Levels of traffic on the current M25/J20/A41 junction are high, there are significant delays on all linked roads through the week. The proposal to increase lanes running into the junction from two to three will only serve to further clog an already congested and poorly designed junction.
- Overdevelopment of green belt will have an impact on surrounding areas. Proposed developments on the Dacorum side of the M25 will create a conurbation from Hunton Bridge through to Kings Langley and on into Aspley.

The Local Plans being developed by both Three Rivers and Dacorum, with likely targets of at least 9000 and 11000 additional houses respectively, will have a significant impact on the M25, A41, A4251 and local 'feeder' roads. For example, there are also potential sites for both employment and housing purposes to the south between the MOTO parcel and Hunton Bridge and to the north at Wayside Farm. The latter would potentially include up to 1800 houses. In Three Rivers there are sites included for potentially 2,500 houses over the next five to ten years in the Gade Valley corridor along the Grand Union Canal. This does not include the two large sites identified either side of the M25.

Whilst these additions are seen as separate sites within their own rights, we feel strongly that en-masse, the sites should all be taken into account as the 'accumulation' of developed sites within this valley run, must be a 'Material Consideration' in the deliberation and decision making on this application.

- We acknowledge the current low biodiversity rating of the site and the proposals for tree planting and landscape improvements are welcome, however the scale of the site and the steeply rising gradients will mean that the location and height of these trees will be minimal in helping to tackle the rise in pollutants. We feel that more should be done by utilizing the UTAQS (Urban Tree Air Quality Score) of the planted area, to tackle the existing and potential increases in air pollution.

Yours sincerely,

Tim Perkins
Clerk to the Council

tim.perkins@abbotslangley-pc.gov.uk

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