

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 pm on Wednesday 17<sup>th</sup> July 2019 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 Simon Stanley (in attendance non-voting) Councillor John Wyatt Councillor Roxanne Yau (in attendance non-voting)
Officers:	Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

**93. Apologies for absence**

Apologies were received, accepted and recorded from Councillor John Wyatt.

**94. Declarations of interest**

The following Members declared an interest in items on the agenda and took no part in discussions on the applications:

- i. Councillor Robin Powell - Appendix B1. 19/1015/OUT
- ii. Councillor Jon Tankard - Appendix B2 19/1183/FUL, left the room during discussions on this item
- iii. Councillor Owen Roe Appendix B2. 19/1273/FUL

**95. Public participation**

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

**96. To confirm the Minutes of the previous meetings**

It was agreed by all members present and **RESOLVED** that the minutes of the meetings held on 15<sup>th</sup> May 5<sup>th</sup> and 26<sup>th</sup> June 2019, 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.

**97. Planning Decisions from Three Rivers District Council**

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

**98. 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.

**99. Three Rivers District Council - Planning Committee**

No members will be available to attend the meeting on 18<sup>th</sup> July 2019.

**100. Highways and Transport Matters**

Members noted the temporary road closure orders.

**101. Correspondence**

Members noted and discussed comments from resident regarding planning application 19/1197/FUL.

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The meeting closed at 8.55 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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### Planning applications decided by Three Rivers District Council Reported on 17<sup>th</sup> July 2019

#### Appendix A1

1. **19/0579/FUL** ALPC meeting 24/04/2019

27 Gable Close Abbots Langley WD5 0LD - Conversion of semi detached house into two two bedroom flats with associated parking and new vehicular access for Mr P Realmuto.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).
2. **19/0618/RSP** ALPC meeting 24/04/2019

Land At Rear Of 2-3 Station Road Kings Langley Hertfordshire - Part retrospective: Creation of an overflow car park including installation of ancillary equipment including erection of access gate, external lighting and of 6.5 metre CCTV pole and close boarded timber fencing for Pure Bricks Ltd.

**ALPC Comment:** Members have no objections to this proposal providing that there is no intrusion from external lighting into neighbouring properties. Additional Comments from 15/05/19: 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.

**TRDC Decision:** Refused

**R1** The car park and associated ancillary equipment by reason of their size and siting would adversely impact on the character of the area and would fail to preserve the openness of the Green Belt. The development would conflict with a purpose of including land within the Green Belt by resulting in permanent encroachment to the Green Belt and introduction of inappropriate structures. The development would therefore result in an inappropriate form of development which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated which outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt. As a result the development would be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the revised NPPF.

**R2** The proposed use of the car park and associated ancillary equipment would lead to unacceptable increases in air, light and noise pollution to the detriment of the residential amenity of surrounding neighbouring properties contrary to CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).
3. **19/0540/RSP** ALPC meeting 24/04/2019

Hunton Park Essex Lane Abbots Langley WD4 8PN - Retrospective: Creation of new parking area with the provision of 16 electric car charging spaces with associated works for Tesla Motors.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** 1 The development causes harm to the significance of the Grade II\* Listed Building through the introduction of permanent and prominent structures and an

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intensification of the use of the car park which adversely impact on the setting of the Grade II\* Listed Building. The development would therefore lead to less than substantial harm to the Heritage Asset, however, no public benefits have been demonstrated which would outweigh the harm. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

R2 The proposed car park and associated electrical charging points and other ancillary equipment would fail to preserve the openness of the Green Belt and would conflict with the purpose of the Green Belt by resulting in permanent encroachment to the Green Belt through the introduction of inappropriate structures. The development would therefore result in an inappropriate form of development which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated which outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt. As a result the development would be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the revised NPPF.

**4. 19/0478/LBC** ALPC meeting 24/04/2019

The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Conversion of disused pub into three flats and erection of two, two storey semi detached dwellings access and provision of vehicular access and associated parking. for Leewood Construction.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**5. 19/0479/FUL** ALPC meeting 24/04/2019

The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Conversion of disused pub to three flats, erection of two, two storey semi detached dwellings and provision of vehicular access and associated parking. for Leewood Construction.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** R1 Due to the lack of information submitted with the application it has not been demonstrated that the existing public house is no longer viable as a trading entity. Whilst it is accepted that the condition of the building is such that investment may be required given the lack of evidence the development fails to satisfactorily set out clear reasons as to why the public house is no longer viable and cannot be made viable in the foreseeable future. The development therefore would result in the loss of a facility which could otherwise support the local community, and fails to comply with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM12 of the Development Management Policies LDD (adopted July 2013). R2 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

**6. 19/0731/FUL** ALPC meeting 15/05/2019

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.

**ALPC Comment:** Members have concerns about the front elevation of this application and are disappointed that a roof plan is not available.

**TRDC Decision:** Approved

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7. 19/0648/RSP ALPC meeting 15/05/2019  
10 Cranefield Drive, Garston WD25 9TX - Front porch for Mr Christopher Turk.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 19/0700/FUL ALPC meeting 15/05/2019  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 19/0706/FUL ALPC meeting 15/05/2019  
37 Bateson Drive Leavesden WD25 7ND - Conversion of garage into a living room and installing a window at the front for Mr M Ali.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** R1: The conversion of the garage would result in a shortfall of parking provision to serve the dwelling which would result in an increase in pressure for parking outside of the application site to the detriment of highway safety, the character of the area and residential amenity. The development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendix 5 of the Development Management Policies document (adopted July 2013).
10. 19/0787/FUL ALPC meeting 15/05/2019  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. 19/0770/FUL ALPC meeting 15/05/2019  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
12. 19/0600/FUL ALPC meeting 15/05/2019  
Old Mill House Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8QZ - Single storey rear extension for David Scott.  
**ALPC Comment:** Members are concerned that this extension is unsympathetic to the area. The proposed plans are within a conservation area and on green belt land.  
**TRDC Decision:** Approved  
**Reason:**
13. 19/0809/FUL ALPC meeting 15/05/2019  
6 The Crescent Abbots Langley WD5 0DS - First floor rear extension for Mr And Mrs Brown.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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14. 19/0812/FUL

ALPC meeting 05/06/2019

24 Woodlands Road Nash Mills HP3 8RZ - Construction of a single storey detached outbuilding to be used as an annexe for Miss Amy Carlisle.

**ALPC Comment:** The committee have no objections providing that the construction is subordinate to the main building.

**TRDC Decision:** Approved

15. 19/0878/FUL

ALPC meeting 05/06/2019

23 Lancaster Way Abbots Langley Hertfordshire WD5 0PQ - Single storey side extension, rendering of the existing dwelling and replacement windows for Mr Dean Drake.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

16. 19/0903/FUL

ALPC meeting 05/06/2019

42A Harthall Lane Kings Langley Hertfordshire WD4 8JH - Loft conversion including front dormers and side rooflight and single storey rear extension including gable extension to roof with Juliet balcony at first floor for Mr Derek Wheeler.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

17. 19/0955/FUL

ALPC meeting 05/06/2019

2 Royce Grove Leavesden WD25 7GD - Creation of new entrance porch, conversion of garage into habitable room, single storey rear extension for Mr Ani Bardhan.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications considered on 17<sup>th</sup> July 2019

#### Appendix B1

1. 19/1120/FUL Valid date: 19/06/2019  
Blocks D And E 2 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 Limited.  
**No objections**
2. 19/1121/ADV Valid date: 19/06/2019  
Blocks D And E 2 Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Advertisement Consent: Installation of internally and externally illuminated fascia signs for ASOS.Com Limited.  
**No objections**
3. 19/1057/FUL Valid date: 25/06/2019  
77 Trowley Rise Abbots Langley WD5 0LN - Two storey side and front extension, two storey side and rear extension with accommodation within roof served by rooflights for Mr And Mrs John Furlong.  
**The members feel this is an overdevelopment of the site. It does not take into account the corner location, the lack of amenity space for that size of property and it will be obtrusive to 1a Oak Green. It is also too close to the boundary.**
4. 19/1186/FUL Valid date: 25/06/2019  
15 Primrose Hill Kings Langley WD4 8HZ - Front porch, single and two storey rear extension for Mr And Mrs Coomber.  
**No objections.**
5. 19/1137/FUL Valid date: 26/06/2019  
101 Summerhouse Way Abbots Langley WD5 0EA - First floor side and rear extension and front porch for Mrs K Bartlett.  
**No objections.**
6. 19/1150/FUL Valid date: 26/06/2019  
31B Upper Highway Abbots Langley Hertfordshire WD4 8PP - Demolition of existing garage/workshop and rear conservatory and erection of two storey side and rear extension and extensions to existing loft. for Mr Jason O'Reilly.  
**Members feel the side elevation is intrusive and could be done in a more aesthetic way.**
7. 19/1163/FUL Valid date: 27/06/2019  
161 Toms Lane Kings Langley Hertfordshire WD4 8PA - First floor side extension, garage conversion and alterations for Mr Gurney.  
**Members have no objections providing there is a 1.2m gap from the neighbouring boundary.**
8. 19/1213/FUL Valid date: 28/06/2019  
15 Creasy Close Abbots Langley WD5 0HS - Loft conversion including rear dormer and installation of front rooflight. for Ms Haines.  
**No objections.**
9. 19/1172/FUL Valid date: 02/07/2019  
139 Coates Way Garston WD25 9PF - Single storey side and rear extension and provision of a pitched roof canopy to the front elevation. for Mr Ernest Yiu.

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**Members are concerned about the height of the proposed wall and depth into the rear garden.**

10. 19/1209/FUL Valid date: 01/07/2019  
148 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension for Mr And Mrs Morten.  
**No objections.**
11. 19/1015/OUT Valid date: 03/07/2019  
Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire - Outline Consent: Subdivision of the site and erection of a three bedroom detached dwelling with associated parking and access (Layout and Scale reserved) for Mr Terry Murphy.  
**The members object to continued further development of the site within the greenbelt.**
12. 19/1229/FUL Valid date: 02/07/2019  
Land At Notley Farm Bedmond Road Abbots Langley Hertfordshire WD5 0GX - Change of use of land to equestrian use and erection of stable building, menage and associated parking for Mr P Spreckley and Miss L Waite.  
**No objections.**
13. 19/1197/FUL Valid date: 01/07/2019  
27 Gable Close Abbots Langley WD5 0LD - Conversion of semi detached house into two two-bedroom flats with associated parking and new vehicular access for Mr P Realmuto.  
**Having reviewed the application, the members are concerned about the resident's quality of life in the neighbouring property (26) as they will be overlooking parked cars. There is no evidence provided that the issue of affordable housing has been addressed.**
14. 19/1223/FUL Valid date: 05/07/2019  
101 Abbots Road Abbots Langley WD5 0BJ - Conversion of garage to habitable accommodation, pitched roof canopy to front elevation, single storey rear extension, provision of raised rear patio and internal alterations. for Mr L Wright.  
**No objections.**
15. 19/1235/FUL Valid date: 05/07/2019  
27 Ridgehurst Avenue Leavesden Watford Hertfordshire WD25 7AZ - Two storey side extension and single storey side and rear extensions for Ms Linsey Gorman.  
**No objections.**
16. 19/1183/FUL Valid date: 11/07/2019  
17 Adrian Road Abbots Langley WD5 0AG - Loft conversion including front dormer window and rear rooflights, alterations to the roof form of the existing two storey rear projection, single storey rear extension and alterations to fenestration detail. for Mr And Mrs Clements.  
**No objections but Members are concerned about possible additional parking requirements on an already congested road.**
17. 19/1302/FUL Valid date: 10/07/2019  
Daimar Bedmond Road Bedmond WD5 0QE - Variation of Conditions 5 (Landscaping), 6 (Access), 9 (Boundary Treatment), 12 (Sustainability) and 14 (Waste Storage) of planning permission 19/0146/FUL (Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four detached dwellings and garages with associated access and landscaping) to allow phasing of the site and require works relating to Plot 4 to be completed prior to

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occupation of Plot 4 and works relating to remainder of site to be complete prior to occupation of Plots 1-3 for KLM Properties Ltd.

**No objections providing landscaping works are adhered to.**

**18. 19/1273/FUL**

Valid date: 10/07/2019

125 Abbots Road Abbots Langley WD5 0BJ - Construction of two storey side extension with garage, alterations to existing land levels and construction of raised terrace and decking to rear for Mr Dominic Jackson.

**No objections.**