

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

2nd October 2019

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Jane Lay, David Major, Robin Powell, Owen Roe (Vice-Chairman), Jon Tankard (Chairman), John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 9th October 2019 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins

Clerk to the Council

AGENDA

1. **Apologies for Absence**
To receive and accept apologies for absence.
2. **Declarations of Interest**
To receive declarations of interest in items on the agenda.
3. **Public Participation**
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. **To confirm the minutes of the meetings held on**
17th July, 7th and 28th August 2019.
5. **Planning Decisions from Three Rivers District Council**
To note the recent decisions as listed in Appendix A1.
6. **Planning Applications as received from Three Rivers District Council**
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
7. **Three Rivers District Council Planning Committee**
To confirm Members attendance at the above meetings on 14th November 2019.
8. **Highways and Transport Matters**
To note the following road closures within the parish:
 - i. The service road fronting Nos.34-86 Hazelwood Lane, Abbots Langley from its westernmost junction with Hazelwood Lane north eastwards and south eastwards to its easternmost junction with Hazelwood Lane, a distance of approximately 223 metres. An alternative route will be via Hazelwood Lane.
 - ii. That length of Hill Farm Avenue, Abbots Langley from its junction with Langley Lane south eastwards, north eastwards and southwards for a distance of approximately 150 metres. There is no alternative route available for vehicles when the works are being carried out.

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However vehicular access to properties in this road will be maintained whenever possible throughout the duration of the works.

9. **Watford Local Plan Consultation**

To consider the first draft of the above plan and discuss any implications this may have for the Parish Council. Any comments to be submitted to Watford Borough Council by Friday 8th November.

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Planning applications decided by Three Rivers District Council
Reported on 9th October 2019

Appendix A1

1. 18/1313/FUL ALPC meeting 18/07/2018

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.

ALPC Comment: 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.

TRDC Decision: Approved

Reason:
2. 19/1279/FUL ALPC meeting 07/08/2019

31 Railway Terrace Kings Langley WD4 8JB - Construction of two storey attached dwelling with accommodation within the roofspace served by dormers to the front and rear including parking to rear for Mr D Walker.

ALPC Comment: Members object to this overdevelopment of the site with contrived access and parking/turning arrangements to the rear. 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

Reason: R1 The proposed development by virtue of its design and layout would fail to maintain the general character and appearance of this part of Railway Terrace and would result in a cramped and contrived form of development which would be incongruous to the area contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

R2 The proposed dwelling, by virtue of its siting, depth, height would result in an unduly prominent and un-neighbourly form of development detrimental to neighbouring residential amenity and would result in an overbearing form of development towards the residential amenities of No.32 Railway Terrace. The proposal therefore fails to comply with 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).

R3 The proposed development by reason of its shortfall of car parking provision to serve the existing dwelling would place additional pressure on the existing parking provision serving the area exacerbating parking pressures, would increase traffic levels and vehicles circulating in the area to find parking spaces which would have the potential to lead to conditions prejudicial to highway safety. The proposed development would be 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).

R4 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).
3. 19/1325/FUL ALPC meeting 07/08/2019

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43 Fraser Crescent Abbots Langley Watford Hertfordshire WD25 0BF - Alterations to front garden to include replacement of front lawn with paving slabs to match footpath, alterations to front porch to erect decorative reinforced fibreglass columns, and construction of low brick wall 1m high with iron rails around the right and front border of the property for Mr Adebayo Adewunmi.

ALPC Comment: Members feel the proposals are out of character with the surrounding new development and that the paving and low wall will not be in keeping with the other properties on the estate.

TRDC Decision: Refused

Reason: R1 The construction of the front boundary wall with associated railings and the replacement of the front lawn with paving slabs would appear as unduly prominent, incongruous and urbanising feature which unacceptably harm the character and visual amenity of the streetscene and significantly erode the sense of openness found within Fraser Crescent. The development is therefore contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

4. 19/1435/RSP ALPC meeting 28/08/2019
2 Gypsy Lane Hunton Bridge WD4 8PR - Part retrospective: Conversion of garage to habitable accommodation including replacement of garage door with a window. for Mr Trevor Hayes.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
5. 19/1451/FUL ALPC meeting 28/08/2019
11 Rosemarie Close Leavesden WD25 7NP - Conversion of garage to habitable accommodation for Mrs Zoe Hill.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
6. 19/1417/FUL ALPC meeting 28/08/2019
28 Toms Lane Kings Langley WD4 8NB - Conversion of garage into habitable room including replacement of garage door with window to match existing for Mr Robert McKerrow.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
7. 19/1538/FUL ALPC meeting 28/08/2019
4 St Lawrence Close Abbots Langley WD5 0AU - Single storey front extension and conversion of garage to habitable accommodation for Mr And Mrs Horne.
ALPC Comment: Members have no objections to the extensions, however the property does fall in the conservation area and the front infill and canopy could detract from the overall appearance of the row of houses but as alterations have already been carried out on the other properties, there are no real grounds for objection.
TRDC Decision: Approved
Reason:

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Planning applications to be considered on 9th October 2019

Appendix B1

1. 19/1629/FUL Valid date: 30/08/2019
15 The Graylings Abbots Langley Hertfordshire WD5 0JQ - Demolition of existing shed and outbuildings and erection of a two storey side extension and provision of a pitched roof to front canopy and bay window for Mr And Mrs Mahdavi.

2. 19/1717/FUL Valid date: 16/09/2019
89 Summerhouse Way Abbots Langley WD5 0DX - Demolition of existing outhouse and erection of a single storey side and rear extension for Mrs Mary Matthewson.

3. 19/1640/FUL Valid date: 18/09/2019
20 Marlin Square Abbots Langley WD5 0EG - Single storey side and rear extension and alterations to roof of existing projection for Paul Duffy.

4. 19/1766/FUL Valid date: 20/09/2019
22-24 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Joint application: Loft conversion including increase in ridge height and insertion of rear dormers for Mr Davidge And Mr Cresswell.

5. 19/1780/RSP Valid date: 23/09/2019
46 Trowley Rise Abbots Langley WD5 0LW - Part Retrospective: Extension to existing outbuilding for Mr Eoghan Cronin.

6. 19/1670/FUL Valid date: 23/09/2019
10 Raymond Close Abbots Langley Hertfordshire WD5 0HG - Single storey side and rear extension for Mr Robert Mills.

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Appendix B2

1. **19/1723/FUL** Valid date: 16/09/2019
55 Gallows Hill Abbots Langley WD4 8LX - Ground floor and basement rear extension, extension to first floor rear elevation and roof and entrance porch for Mr Richard Finnegan.

2. **19/1747/FUL** Valid date: 18/09/2019
22/24 Adrian Road Abbots Langley WD5 0AQ - Replacement roof, including roof lantern, to existing single storey extension and insertion of bi folding doors to rear for Mr & Mrs Brian Power.

3. **19/1849/RSP** Valid date: 30/09/2019
19 Edinburgh Drive Abbots Langley WD5 0TU - Single storey front/side extension and conversion of existing garage into habitable accommodation for Mr Ajaz Jamil.

4. **19/1877/FUL** Valid date: 02/10/2019
3 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing single storey conservatory and construction of single storey rear extension for Mr And Mrs Donald.

5. **19/1754/FUL** Valid date: 03/10/2019
Warren Court Woodside Road Abbots Langley WD5 0HT - Construction of rear extension, secure external garden and external condensor enclosures for Mr Alexandru Senciuc.