

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 18th September 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
Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

161. Apologies for Absence

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

162. Declarations of Interest

There were no declarations of interest.

163. Public Participation

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

164. Planning Decisions from Three Rivers District Council

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

165. 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.

166. Three Rivers District Council - Planning Committee

No members were available to attend the meeting on 17th October 2019 and will confirm availability for the meeting on 14th November on 9th October.

167. Highways and Transport Matters

Members noted the temporary road closure orders

168. Correspondence

Members noted the Proposed Kings Langley Neighbourhood Plan Designation.

The meeting closed at 9.05pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 18th September 2019

Appendix A1

1. 19/1057/FUL

ALPC meeting 17/07/2019

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.

ALPC Comment: 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.

TRDC Decision: Refused

Reason: The two proposed two-storey extensions, by reason of their width, depth, height and massing would dominate the appearance of the host dwelling and would cumulatively result in the extended dwelling appearing cramped within its plot. The extensions would appear as overly dominant and prominent additions to the host dwelling which would harm the character and appearance of the dwelling, the street scene and the locality. Therefore the proposal would not be acceptable and would fail to accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management document (adopted July 2013).

2. 19/1186/FUL

ALPC meeting 17/07/2019

15 Primrose Hill Kings Langley WD4 8HZ - Front porch, single and two storey rear extension for Mr And Mrs Coomber.

ALPC Comment: No objections

TRDC Decision: Refused

Reason: R1 The proposed rear extension by reason of its depth, height and design would appear as a disproportionate addition and would not respect the character of the host dwelling. The proposed rear extension would therefore result in demonstrable harm to the character and appearance of the host dwelling and streetscene of Primrose Hill. The development would therefore cause significant harm to the visual amenities of the area and would be contrary to Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.

R2 The proposed development by reason of its siting, scale, design and depth would be a visually intrusive and prominent form of development which would appear overbearing and result in loss of light to number 13 Primrose Hill, to the detriment of the amenities of the occupants of this neighbouring dwelling. Therefore the proposed development would 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).

3. 19/1172/FUL

ALPC meeting 17/07/2019

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.

ALPC Comment: Members are concerned about the height of the proposed wall and depth into the rear garden.

TRDC Decision: Approved

Reason:

4. 19/1015/OUT

ALPC meeting 17/07/2019

Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire -
Outline Consent: Subdivision of the site and erection of a three bedroom detached

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dwelling with associated parking and access (Layout and Scale reserved) for Mr Terry Murphy.

ALPC Comment: The members object to continued further development of the site within the greenbelt.

TRDC Decision: Refused

Reason: R1: The proposed new dwelling by virtue of its siting falling outside of a village, the intensification of use and the encroachment of urbanising features into the open part of the site would constitute inappropriate development which, by definition, would be harmful to the Green Belt and also result in harm to openness. The proposed development fails to meet any of the exceptions outlined within the NPPF at paragraph 145 and no very special circumstances have been put forward which would outweigh the inappropriateness of the development and harm to openness. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD document (adopted July 2013) and the NPPF (2019).

R2: 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).

5. 19/1197/FUL

ALPC meeting 17/07/2019

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.

ALPC Comment: 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.

TRDC Decision: Approved

6. 19/1223/FUL

ALPC meeting 17/07/2019

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.

ALPC Comment: No objections

TRDC Decision: Approved

7. 19/1235/FUL

ALPC meeting 17/07/2019

27 Ridgehurst Avenue Leavesden Watford Hertfordshire WD25 7AZ - Two storey side extension and single storey side and rear extensions for Ms Linsey Gorman.

ALPC Comment: No objections

TRDC Decision: Approved

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8. 19/1302/FUL ALPC meeting 17/07/2019
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 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.
ALPC Comment: No objections providing landscaping works are adhered to.
TRDC Decision: Approved
9. 19/1273/FUL ALPC meeting 17/07/2019
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.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: R1: The proposed alteration to the existing land levels and erection of a two-storey extension, by reason of its scale, siting and design would result in an incongruous addition which would fail to respect the character and appearance of the host dwelling and would have a harmful impact on the visual amenity of the streetscene. Therefore the proposal would not be acceptable and would fail to accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management document (adopted July 2013).
R2: The proposed alterations to existing land levels and erection of a two storey extension by reason of their proximity to the protected Ash tree (T167) and Lime trees (G45) would directly impact the root protection area of these trees. In the absence of a tree survey or arboricultural method statement it has not been demonstrated that the works associated with the land level alterations and extension would safeguard the health and vitality of the protected trees which are of high amenity value and contribute to the character of the area. The proposal would fail to comply with the requirements of Policies CP1 and CP12 of the Core Strategy (Adopted October 2011) and Policy DM6 of the Development Management.
10. 19/1221/FUL ALPC meeting 07/08/2019
186 Coates Way Garston WD25 9PE - Single storey side extension for Mr Sachin Shrestha.
ALPC Comment: No objections
TRDC Decision: Approved
11. 19/1332/FUL ALPC meeting 07/08/2019
12 Harthall Lane Kings Langley WD4 8JH - Demolition of detached garage and construction of single storey side and rear extension and loft conversion with rear dormer window including juliet balcony for Mrs C Micheli.
ALPC Comment: No objections
TRDC Decision: Approved
12. 19/1116/RSP ALPC meeting 07/08/2019
130 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Retrospective: Construction of timber framed car port to flank wall of house for Mr Tony Vodden.
ALPC Comment: No objections
TRDC Decision: Approved

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13. 19/1252/FUL

ALPC meeting 07/08/2019

21 Bridger Close Garston Watford Hertfordshire WD25 9PB - Front Porch for Mrs Jody.

ALPC Comment: No objections

TRDC Decision: Approved

14. 19/1445/FUL

ALPC meeting 07/08/2019

Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Extension to the Studio café and landscape improvements for Mr David Bisoni.

ALPC Comment: No objections

TRDC Decision: Approved

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Planning applications considered on 18th September 2019

Appendix B1

1. **19/1587/FUL** ALPC meeting 18/09/2019

132 Starling Place Boundary Way Abbots Langley Watford Hertfordshire WD25 7SP - Double storey side extension for Ms Ginie Morysse.

ALPC Comment: The members have concerns about the preservation of nearby tree roots and would like to request a method statement for the application. The committee understand that the 1.2m boundary minimum may not be applicable in this case.
2. **19/1543/FUL** ALPC meeting 18/09/2019

40 Hazelbury Avenue Abbots Langley WD5 0DF - Conversion of garage to habitable accommodation and first floor side extension for Mr And Mrs Harding.

ALPC Comment: Based on policy guidance of 1.2 metres, Members feel this proposed extension is too close to the boundary at first floor level.
3. **19/1550/FUL** ALPC meeting 18/09/2019

Alpine Press Station Road Kings Langley WD4 8LF - Demolition of existing building, construction of mixed use scheme comprising 244 sqm of retail space (Class A1), 23 flats (11 x one bed, 12 x two bed), associated access, car parking, bin and cycle storage and landscaping. for Mr T Harman.

ALPC Comment: The members have no overall objection to the application and are pleased that the vacant site is being developed in such a positive way. They would like clarification that the balcony will not overlook number one Station Road and request that native species are maintained in landscaping.
4. **19/1603/FUL** ALPC meeting 18/09/2019

Westport House 78 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Single storey side extension to existing garage for Mr M Charteris.

ALPC Comment: The members feel that a gable roof would be more suitable to match the rest of the garage.
5. **19/1619/FUL** ALPC meeting 18/09/2019

Lost Witheil Upper Highway Abbots Langley Hertfordshire WD4 8PP - Loft conversion including alterations to existing roof form from hipped to Dutch hipped roof, provision of front and rear dormer windows, front rooflights and alterations to fenestration detail. for Mr Mick Dunne.

ALPC Comment: The members feel that this should be a retrospective planning application and should not have come in as a full formal application to the committee.
6. **19/1606/FUL** ALPC meeting 18/09/2019

Little Tylers Harthall Lane Kings Langley HP3 8SE - First floor front extension to include insertion of roof lights to existing roof, alterations to fenestration and inclusion of painted render to front elevation for Ms S Morton.

ALPC Comment: No objections
7. **19/1453/FUL** ALPC meeting 18/09/2019

Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Redevelopment of existing facilities involving the demolition of existing stables, office and barn and erection of new 'American' barn, grooming/stable block, stabling and storage barn, office and facilities building and associated works to provide modern standard Equine facilities for Equitopia Ltd.

ALPC Comment: The members have no overall objections to the scale of this scheme and support local businesses.

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8. 19/1647/FUL ALPC meeting 18/09/2019
53-55 And Land To The Front Of 21-37 Cheshire Drive Leavesden Watford Hertfordshire WD25 7GP - Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including balconies, landscaping, car parking, cycle storage and refuse and recycling storage. for Origin Housing Limited.
ALPC Comment: The members object to such a prominent development which is so close to the highway and out of character for the area. They have concerns about the height of the building and that the rear gardens of neighbouring properties will be overlooked. Although the committee welcome an increase in site density they feel this will have detrimental effect on privacy of neighbouring properties.
9. 19/1666/FUL ALPC meeting 18/09/2019
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.
ALPC Comment: No objections
10. 19/1659/RSP ALPC meeting 18/09/2019
5 Fullers Avenue Garston Watford Hertfordshire WD25 9BU - Part Retrospective: Erection of a shed for Mr Richard Searle.
ALPC Comment: No objections
TRDC Decision:
11. 19/1726/FUL ALPC meeting 18/09/2019
47 Gallows Hill Lane Abbots Langley WD5 0DB - Single storey rear extension, conversion of garage to habitable accommodation including installation of a bay window and internal alterations for Mrs Michelle Cooper.
ALPC Comment: The members feel that the extension should be secondary to the house and that the window is disproportionate to the main building.
TRDC Decision:
Reason:
12. 19/1578/FUL ALPC meeting 18/09/2019
15 Follett Drive Abbots Langley WD5 0LP - Construction of new porch for Mrs Amy Jones.
ALPC Comment: No objections
13. 19/1736/FUL ALPC meeting 18/09/2019
21 Bateson Drive Leavesden WD25 7ND - Conversion of existing garage into habitable accommodation and single storey rear extension for Dr Shalini Chopra.
ALPC Comment: No objections providing that two cars can still be parked off road.
14. 19/1679/FUL 19/1679/LBC ALPC meeting 18/09/2019
6 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Internal alterations including relocation of downstairs bathroom to first floor, reconfiguring kitchen layout, replacing windows including some repositioning and installation of new front and rear doors for Mr Allan Williams.
ALPC Comment: No objections as character works appear to be to the extension.