

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 9th October 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 David Major
Councillor Robin Powell
Councillor Simon Stanley (in attendance non-voting)
Also Present: Peter Warman -Chairman, Neighbourhood Planning Group
Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:33 pm.

169. Apologies for Absence

Apologies were received, accepted and recorded from Councillors Jane Lay, and John Wyatt.

170. Declarations of Interest

There were no declarations of interest.

171. Public Participation

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

172. 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 17th July, 7th and 28 August 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.

173. Planning Decisions from Three Rivers District Council

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

174. 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.

175. Three Rivers District Council - Planning Committee

Members will confirm attendance for the Planning Committee at the next meeting on Wednesday 30th October.

176. Highways and Transport Matters

Members noted the temporary road closure orders.

177. Watford Local Plan Consultation

Members noted the above plan and Peter Warman highlighted points of interest, particularly the choice of housing sites which were of higher density on principal transport routes.

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The meeting closed at 8.56 pm.

Signed: _____

Dated: _____

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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

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

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

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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
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
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
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

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Planning applications 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.
The members have no objection but feel as a corner site the side elevation would look better with a double aspect.
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.
No objections
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.
No objections
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.
No objections
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.
No objections
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.
No objections
7. **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.
No objections
8. **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.
No objections
9. **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.
The members have concerns about parking arrangements for the property and feel that the roof looks obtrusive and out of character with the rest of the structure.

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10. 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.

No objections

11. 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.

The members would usually be against development on green belt land but recognise that this is an existing site and an operational necessity. They are in favour of the tree bank and would request native trees with a high biodiverse status.