

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 19th February 2020 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice-Chairman Councillor Owen Roe
Councillors: Councillor Jean Bowman
 Councillor Jane Lay
 Councillor David Major
 Councillor Robin Powell
Officers: Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

343. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jon Tankard (other commitment).

Jodie Copeland, Council Administration Officer, was on annual leave.

344. Declarations of interest

None.

345. Public participation

None.

346. Planning Decisions from Three Rivers District Council

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

347. 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 and B2.

348. Highways and Transport Matters

Members noted the following road closures, which are valid for eighteen months.

- Lauderdale Road, Hunton Bridge.
- Hyde Lane, Nash Mills.
- Harthall Lane, Bulls Green.

The meeting closed at 7.55 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 19th February 2020.

Appendix A1

1. **18/2283/FUL** ALPC meeting 05/12/2018
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate 2 residential park homes with associated works to boundary treatment and parking areas for Haulfryn Group Ltd.
ALPC Comment: Members object to this application despite the reduction in the number of units from the previous refused application 17/0780/FUL. They still have concerns about the loss of parking for existing residents and visitors and the detrimental effect on the green belt.
TRDC Decision: Approved
2. **19/2158/ADV** ALPC meeting 20/11/2019
8 Langley Parade Langley Road Abbots Langley Hertfordshire WD5 0AB - Advertisement Consent: Erection of an internally illuminated projecting sign for Mr Patel.
ALPC Comment: Members have concerns about light pollution affecting the residential dwellings.
TRDC Decision: Approved
- 19/2285/FUL** ALPC meeting 18/12/2019
The Old Chapel Mallard Road Abbots Langley Hertfordshire WD5 0GQ - Change of use of existing building from light industrial unit to six three bedroomed flats including alterations to fenestration detail for Mr P Ullmer.
ALPC Comment: The members are disappointed by this application and object to the change of use. They do not want to lose this important site from the community and feel that classes B1 and B2 should be fully explored first. If residential use is to be considered the members are appalled at the lack of affordable units in the scheme.
TRDC Decision: Refused
Reason: R1 The proposed development, by virtue of the extent of glazing contained within the flank elevations serving the new flats would result in actual and perceived levels of overlooking to the detriment of the residential amenities of existing neighbouring occupiers within Leavesden Court and Nos. 54 and 55 Mallard Road. The development would therefore be detrimental to residential amenity and would not accord with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
R2 Agreement regarding the level of affordable housing provision has not been reached at this time, the application has not demonstrated that it would not be viable to meet the Council's affordable housing policy requirement and no obligation has been received which secures a policy compliant level of affordable housing contribution. Accordingly the development conflicts with the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011).
R3 The proposed development, by virtue of the change of use would result in the loss of light industrial employment space. The application has failed to demonstrate that the loss of employment use is no longer attractive to the market and suitable. The development is therefore contrary to Policy CP6 of the Core Strategy (adopted October 2011).

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3. 19/2321/FUL ALPC meeting 18/12/2019
Brookdell Yard St Albans Road Garston Watford Hertfordshire WD2 7NB - Demolition of existing office building and erection of new offices to existing workshop and vehicle testing station for Mr Kevin Crawford.
ALPC Comment: No objections
TRDC Decision: Refused
Reason: R1: The proposed extension is considered to be a disproportionate addition over and above the size of the original building by reason of its excessive width, height, design and the resultant significant increase in bulk and massing. It would therefore be an inappropriate form of development within the Green Belt. The development would also result in a spread of development, increasing the prominence of the building to the detriment of the openness and visual amenities of the Metropolitan Green Belt. The harm by virtue of its inappropriateness and the harm to the openness of the Green Belt attracts substantial weight. No material considerations which constitute very special circumstances have been demonstrated to outweigh the substantial harm to the Green Belt. The proposal would therefore be contrary to Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the NPPF (2019).
4. 19/2323/FUL & 19/2324/LBC ALPC meeting 18/12/2019
6 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Internal alterations to Grade 2 Listed Building inclusive of: 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: The members feel that a method statement should be included with the application. Any amendments should not detract from the character of the row of neighbouring properties.
TRDC Decision: Approved
5. 19/2369/FUL ALPC meeting 18/12/2019
Warner Bros. Studio Tour London Studio Tour Drive Leavesden Watford Hertfordshire WD25 7LR - Extension to the backlot cafe for Mr David Bisoni.
ALPC Comment: No objections
TRDC Decision: Approved
6. 19/2377/FUL ALPC meeting 08/01/2020
102 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolish detached garage and store, double storey side extension for Mr Robert Forbes.
ALPC Comment: No objections
TRDC Decision: Approved

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Planning applications considered on 19th February 2020.

Appendix B1

1. **20/0118/FUL** Valid date: 27/01/2020
The Weald Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QT - Single storey rear extension for Mr And Mrs Clements.
No objections
2. **20/0040/FUL** Valid date: 31/01/2020
Land At Fairways Farm Farriers Way Garston Hertfordshire - Erection of two storey building fronting Farriers Way including double garage at ground floor level with two bedroom flat at first floor served by dormers and rooflights for Bucknalls Development LTD.
No objections
3. **20/0196/FUL** Valid date: 04/02/2020
3 Bateson Drive Leavesden WD25 7ND - Single storey rear extension for Mr And Mrs Sandhu.
No objections

Appendix B2

1. **20/0250/FUL** Valid date: 10/02/2020
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension and internal alterations for Mr B Pindoria.
No objections
2. **20/0116/FUL** Valid date: 11/02/2020
Westport House 78 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Single storey side extension to existing garage for Mr Mark Charteris.
No objections
3. **20/0326/FUL** Valid date: 09/03/2020
94 Coates Way Garston Watford Hertfordshire WD25 9PA - Single storey rear extension for Mr And Mrs Zheki.
No objections
4. **20/0299/FUL** Valid date: 14/02/2020
St Lawrences Church High Street Abbots Langley Hertfordshire - Removal of pebbledash render, conservation repair of the original render and application of limewash for Mr Richard Baldwin.
Members support the application to this Grade 1 listed building, which is in the conservation area and also in a prominent location in the village.
The church building requires continual upkeep and maintenance, this application supports that ongoing need.