

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 15th July 2020 on the Zoom Video and Teleconferencing Platform. ^[1].

Those present:

Chairman: Councillor Jon Tankard
Vice-Chairman: Councillor Owen Roe
Councillors: Councillor David Major
Councillor Robin Powell
Officers: Jodie Copeland - Council Administration Officer

^[1] *Permitting legislation - The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.*

The meeting opened at 7:30 pm.

70. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jane Lay.

71. Declarations of interest

None

72. Public participation

None

73. Planning Decisions from Three Rivers District Council

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

74. 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.

75. Consultation on the New Draft Dacorum Strategic Design Guide Supplementary Planning Document

Members discussed the above and agreed to send any comments to the Council Administration Officer before the deadline of 16th August.

76. Highways and Transport Matters

Members noted the temporary road closure order.

The meeting closed at 8.13 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 15th July 2020.

Appendix A1

1. **20/0589/FUL** ALPC meeting 22/04/2020

Pimlico House Hyde Lane Nash Mills HP3 8SA - Part single, part first floor, part two storey side and rear extensions, connection of outbuilding to main dwelling, loft conversion include extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces.

ALPC Comment: No comments

TRDC Decision: Approved
2. **20/0729/FUL** ALPC meeting 13/05/2020

9 Magnolia Avenue Abbots Langley WD5 0SW - Loft conversion including flank dormer, conversion of existing garage to habitable accommodation, demolition of existing rear conservatory and construction of single storey rear extension.

ALPC Comment: No comments

TRDC Decision: Approved
3. **20/0786/FUL** ALPC meeting 13/05/2020

43 Hazelwood Lane Abbots Langley WD5 0JA - Construction of single storey rear extension, pitched roof to front elevation, flat roof to side extension and loft conversion including rear dormer and front rooflights.

ALPC Comment: No comments

TRDC Decision: Approved
4. **20/0793/FUL** ALPC meeting 13/05/2020

11 Edson Close Leavesden WD25 7BX - Single storey rear extension.

ALPC Comment: No comments

TRDC Decision: Approved
5. **20/0828/FUL** ALPC meeting 13/05/2020

Cedar Lodge Allans Way Abbots Langley - Single storey rear extension.

ALPC Comment: No comments

TRDC Decision: Approved
6. **20/0726/FUL** ALPC meeting 03/06/2020

Hallenhart Kennels Harthall Lane Kings Langley - Erection of a two storey detached dwelling with associated parking and landscaping.

ALPC Comment: Members are concerned that this is greenbelt land and object to any new development.

TRDC Decision: Refused

Reason: R1 The proposed development, by virtue of the siting, scale and design of the dwelling and change of use of the site, would fail to comply with any of the exceptions as set out within Paragraph 145 of the NPPF (2019). The proposed siting, scale and design of the proposed dwelling and change of use of the land to residential would result in intensification use of the site and encroachment of substantial built form within the open and rural landscape and would result in significant demonstrable harm to the openness of the site and Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2

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of the Development Management Policies LDD (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).

7. **20/0857/FUL** ALPC meeting 03/06/2020
17 Kindersley Way Abbots Langley Hertfordshire - Replacement raised patio and boundary fencing.
ALPC Comment: No comments
TRDC Decision: Approved
8. **20/0883/FUL** ALPC meeting 03/06/2020
23 Lauderdale Road Hunton Bridge WD4 8QA - Single storey side and rear extension.
ALPC Comment: No comments
TRDC Decision: Approved

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Planning applications considered on 15th July 2020.

Appendix B1

1. 20/1153/FUL Valid date: 18/06/2020
128 Toms Lane Kings Langley WD4 8NR - Construction of a detached outbuilding.
The members agree with comments from the neighbouring property regarding the proximity to the boundary and feel that this should be addressed.
2. 20/1250/FUL Valid date: 26/06/2020
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension.
Withdrawn 10th July 2020.
3. 20/1179/FUL Valid date: 29/06/2020
Lakenham Bedmond Road Bedmond - Single storey front and rear extensions.
No objections.
4. 20/1249/FUL Valid date: 02/07/2020
12 Harthall Lane Kings Langley WD4 8JH - Single storey rear and side extension and loft conversion including rear dormer and front rooflights.
The members feel that the plans may raise party wall issues with the adjoining property. The height of the chimney will need to be addressed but modifications are not shown in the paperwork provided.
5. 20/1100/RSP Valid date: 23/06/2020
22 Edinburgh Drive Abbots Langley WD5 0TU - Retrospective: Conversion of garage to habitable accommodation.
The members object to the application as the garage is being used as a business with employees. It should be a 'change of use' application. There are insufficient parking spaces to accommodate staff and visitors.
6. 20/1335/PDA Valid date: 03/07/2020
Bucks Hill Farm Bucks Hill Kings Langley - Prior Notification: Change of use of existing agricultural building to three residential dwellings (Class C3) and associated works.
No objections. The members feel this is a generous approach resulting in spacious properties.
7. 20/1252/FUL Valid date: 06/07/2020
83 Kindersley Way Abbots Langley WD5 0DG - Single storey side/rear extension and alterations to fenestration.
No objections.
8. 20/1355/PDR Valid date: 07/07/2020
Shannon House Station Road Kings Langley - Prior Notification: Change of use from Office (Class B1) to 64 Residential Units (Class C3).
Members delegated authority to the Council Administration Officer to liaise with the Committee Chairman to finalise comments on this application.
The response is attached hereto as Appendix C1.
9. 20/1310/FUL Valid date: 07/07/2020
19 Edinburgh Drive Abbots Langley Hertfordshire - Conversion of existing garage into habitable accommodation and associated alterations including provision of front bay window.
The members remain concerned about the limited parking spaces available at the property.

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Tim Perkins, Clerk to the Council

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Mr Tom Norris
Planning Department
Three Rivers District Council
Three Rivers House
Northway
Rickmansworth
WD3 1RL

20th July 2020.

Dear Tom,

**Application No: 20/1355/PDR - Prior Notification:
Change of use from Office (Class B1) to 64 Residential Units (Class C3)**

The Parish Council's Planning and Highways Committee met on 15th July, following is the committee's resolved comments on the above application.

We acknowledge the application, but would like to make it clear to residents, that we do not support this scheme. However, we do acknowledge that the scheme to revise the office into residential dwellings qualifies as 'Permitted Development' and as such is outside of our control to either support or reject.

We have a number of issues of concern regarding the proposed scheme of 64 flats to which we wish to draw your attention:

- The scheme proposes 64 flats ranging from bedsits to one bedroomed flats, accessed from internal artificially lit corridors.
- The scale of the flats are very small, under the 'Prior Approval' application process, they do not require to meet current minimum, Government Space standards, in some cases the accommodation within this application, fall to half to within two thirds of the aforementioned standards.
- As the application is 'outside', of planning legislation, it will also fall outside of Community Infrastructure Levy. Therefore, the scheme will not provide support via financial contribution, into the localised infrastructure. Set on an already awkward junction and next to an already busy train station, no additional upgrades will occur to these areas.
- The scheme has no reference to Wellbeing, through good design - some of the bedsits, have only skylights as a source of natural light, no windows that can be looked out of at all.
- Some of the proposed dwellings have 'contrived' layouts in order to gain natural light, but so not to adjust the external fenestration (a requirement of this form of application). The impact of this is that even if there is a window there is limited ability to obtain a view through it. Given the past months in 'lockdown', some of the accommodation, has limited scope, for a 'positive outlook' at all. Additionally, the only external spaces are proposed as parking.
- Some of the design is so tight that the living areas are unworkable - for example kitchen space so narrow it is impossible to open an oven and look inside without standing sideways on - not only awkward, but a safety consideration.

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- The scheme as proposed under this method of application, will not contribute towards the number of residential units as required under the Governments Housing Proposal because these are effectively, invisible to those requirements.

We are in no way raising our concerns against the principle of turning office space into residential space, we are merely raising the awareness to the residents of the loophole within the current planning system, to which we have no recourse.

On a positive note, this will create affordable accommodation, adjacent to rail infrastructure, and the M25. So hopefully create independent living within the area for low salary and the newly working generation.

Yours sincerely,

Jodie Copeland
Council Administration Officer

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