

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 4th April 2018 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman:	Councillor David Major
Vice-Chairman	Councillor Owen Roe
Councillors:	Councillor Jean Bowman Councillor Jane Lay Councillor Alison Ward
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

385. Apologies for absence

Apologies were received, accepted and recorded from Councillors Liz Burns, Brenda Kersey and Robin Powell, all unavailable.

386. Declarations of interest

There were no declarations of interest.

387. Public participation

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

388. Planning Decisions from Three Rivers District Council

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

389. 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.

390. Three Rivers District Council - Planning Committee

Councillor Jean Bowman attended the meeting held on 22nd March 2018 and reported on planning application 18/0170/FUL which was approved following amendments to the plans, reducing the number of dormers and the size of the rooflights.

391. Consultation - National Planning Policy Framework

Members deferred discussion on this item until the next meeting.

392. Parsonage Close - Proposed Parking Scheme

Members discussed the above proposals designed to improve free flow of traffic, safety and better access for people walking to school and will await the outcome of the current public consultation prior to submission of their comments.

393. Highways and Transport Matters

Members noted the following road closure within the Parish:

St Albans Lane, Bedmond from its junction with Bedmond Lane south westwards to its junction with Sergehill Lane and Sergehill Lane, Bedmond from its junction with St Albans Lane north eastwards and south eastwards to its junction with Whitehouse Lane. The lengths of roads will each be closed between 10.00am and 2.00pm on Sunday 10th June 2018, when signs are in place, to ensure public safety and prevent accidents for the duration of the St Albans Half Marathon.

394. Appeal

Members noted the appeal against refusal of planning permission 17/1607/OUT - Land adjoining Notley Croft, Bedmond Road, Bedmond - Outline Application: Construction of up to two dwellings. Appeal ref: APP/P1940/W/17/3187494.

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395. Urgent Correspondence

The Chairman varied the agenda to include Kings Langley Parish Council's Green Belt Update. Members discussed the plans by Dacorum Borough Council to develop green belt land in Kings Langley, bordering on Abbots Langley and agreed that their comments made in response to the Dacorum Local Plan Consultation (Min. 287.) were appropriate and sufficient at this stage.

The meeting closed at 9.10 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 4th April 2018

Appendix A1

1. **17/2549/AOD** ALPC meeting 10/01/2018

Land At Fairways Farm, Including 67 And 69 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Approval of Details: Details pursuant to Condition 1 of Outline Permission 16/2076/OUT comprising layout, appearance, landscaping and scale for 100 residential units for Mr Johnson.

ALPC Comment: Members object to this application on the following grounds:-

 1. The principal access/egress should not be on Bucknalls Lane, which is currently the only access for vehicles from Lemonfield Drive; Tudor Manor Gardens and Bucknalls Close and any possible future expansion of the BRE site, creating an excessive increase in the volume of traffic queueing at the A405 traffic lights.
 2. The existing property at 65 Bucknalls Lane will be overlooked by the proposed block A in the south east corner of the site.
 3. The affordable housing flats for social rent have all been positioned adjacent to the motorway.
 4. Concerns over the risk of flooding. Members request that this application is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved
2. **18/0076/FUL** ALPC meeting 31/01/2018

95 Summerhouse Way Abbots Langley WD5 0DX - Demolition of existing rear extension and construction of replacement single storey rear extension, two storey side extension and first floor rear extension for Mr and Mrs O'Flaherty.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **18/0082/FUL** ALPC meeting 31/01/2018

122 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Proposed single storey rear/side extension, first floor rear extensions with Juliet balcony, insertion of canopy roof to front and extension to drive for Mr Chris Gledhill.

ALPC Comment: No objections.

TRDC Decision: Approved
4. **18/0094/CLPD** ALPC meeting 31/01/2018

9 Standfield Abbots Langley Hertfordshire WD5 0BB - Conversion of garage into habitable space and WC for Mr Roy Bratt.

ALPC Comment: Members feel the proposed window and brickwork should be finished sympathetically with the existing frontage of the property.

TRDC Decision: Approved
5. **17/2687/FUL** ALPC meeting 31/01/2018

47 Burbridge Road Leavesden WD25 7NA - Conversion of garage into habitable accommodation for Mr Malkit Singh.

ALPC Comment: No objections.

TRDC Decision: Approved
6. **18/0129/FUL** ALPC meeting 31/01/2018

14 & 16 Water Lane Kings Langley WD4 8HN - Joint Application: Single storey rear extension and alterations for Mr and Mrs Armory.

ALPC Comment: No objections.

TRDC Decision: Approved

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7. **18/0157/FUL** ALPC meeting 31/01/2018
16 Rosemarie Close Leavesden WD25 7NP - Conversion of garage into habitable accommodation for Mr Rob Gibbs.
ALPC Comment: No objections.
TRDC Decision: Approved
8. **18/0170/FUL** ALPC meeting 31/01/2018
69 Abbots Road Abbots Langley WD5 0BJ - Single storey front extension, first floor side extension, loft conversion including extension to roof, increase in ridge height, insertion of dormers to sides and rear and rooflights to front, alterations to roof of existing single storey rear extension, new external finishes to dwelling and and new raised patio to rear for Mr and Mrs Stapely.
ALPC Comment: Members object to this proposed very large extension, in particular the side dormer windows, which would result in a prominent and out of character development to the detriment of the appearance of the street scene and visual amenities of the area and also an overbearing and oppressive feature to the neighbouring properties. 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
9. **18/0221/PDE** ALPC meeting 21/02/2018
4 Hyde Lane Pimlico Hemel Hempstead Hertfordshire HP3 8SB - Prior Approval: Single storey rear extension (depth 5 metres, maximum height 3.12 metres and eaves height 2.83 metres) for Mr and Mrs J Bird.
ALPC Comment: No objections.
TRDC Decision: No objection.
10. **18/0204/FUL** ALPC meeting 21/02/2018
90 Roman Gardens Kings Langley Hertfordshire WD4 8LP - First floor side extension and internal alterations for Miss C Evans.
ALPC Comment: No objections.
TRDC Decision: Approved
11. **18/0214/LBC** ALPC meeting 21/02/2018
St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Listed Building Consent: Removal of existing external paintwork and replacement with more suitable material (limewash) for St Albans Diocesan Board Of Finance.
ALPC Comment: No objections. Members support this application given the prominence this property has close to the centre of the village.
TRDC Decision: Approved
12. **18/0277/FUL** ALPC meeting 21/02/2018
11 Raymond Close Abbots Langley Hertfordshire WD5 0HG - Single storey side and rear extension for Mr Mark Thomas.
ALPC Comment: No objections.
TRDC Decision: Approved
13. **18/0178/FUL** ALPC meeting 21/02/2018
Manor House Ground Sport Complex Gallows Hill Lane Abbots Langley Hertfordshire - The refurbishment of existing tennis courts and multi use games area (MUGA) including the removal of adjacent skateboard park, resurfacing of tennis courts, new enclosure, construction of a single storey timber hut, provision of ramps to the gates and provision of outdoor table tennis tables for Mr Tim Perkins.

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ALPC Comment: Members declined to comment on this application as it is freeholder of the Manor House playing fields.

TRDC Decision: Approved

14. 18/0313/FUL

ALPC meeting 21/02/2018

Paprika 15 High Street Bedmond WD5 0QP - Part Retrospective: First floor side extension and alterations to elevations of existing building (Amendment to planning permission 17/2132/RSP to include a first floor front gable feature) Pursuant to approved planning application ref no. 17/2132/RSP, with slight amendments to front elevation. for Mr Holloway.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 18/0347/FUL

ALPC meeting 21/02/2018

167 Coates Way Garston Watford Hertfordshire WD25 9PF - Single storey rear extension and alterations to existing roof of rear extension for Mr and Mrs M Hopkins.

ALPC Comment: No objections.

TRDC Decision: Approved

16. 18/0363/FUL

ALPC meeting 14/03/2018

Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Construction of Q and S Stages, ancillary production offices and additional toilet block (revised orientation to previous approval) for Mr David Bisoni.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 4th April 2018

Appendix B1

1. **18/0507/FUL** Valid date: 08/03/2018
87 Offord Grove Leavesden Watford Hertfordshire WD25 7NF - Conversion of garage into habitable accommodation and single storey rear extension for Mrs Mabel Comber.
No objections.
2. **18/0512/RSP** Valid date: 09/03/2018
14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Part demolition of existing garage, conversion to workshop and alterations to roof for Mr Tim Wright.
Members have no objections providing the proposed workshop remains ancillary to the main building and is not used as habitable accommodation.
3. **18/0522/FUL** Valid date: 12/03/2018
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr Singh.
No objections.
4. **18/0506/FUL** Valid date: 12/03/2018
169 Abbots Road Abbots Langley WD5 0BN - Proposed two storey rear extension, single storey side and rear extension, front bay and internal alterations for Mr T Warne.
Incorrect notification from TRDC - should have been 173 Abbots Road (website incorrect. See 7. below)
5. **18/0535/FUL** Valid date: 13/03/2018
176 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and insertion of pitched roof over existing first floor flat roof to front for Mr and Mrs Coyle.
No objections.
6. **18/0531/FUL** Valid date: 13/03/2018
4 Hyde Lane Pimlico HP3 8SB - Single storey rear extension for Mr Joshua Bird.
No objections.
7. **18/0506/FUL** Valid date: 12/03/2018
173 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Proposed two storey rear extension, single storey side and rear extension, front bay and internal alterations for Mr T Warne.
No objections.
8. **18/0552/FUL** Valid date: 16/03/2018
26 Gallows Hill Abbots Langley WD4 8LU - Pitched roof to be constructed over existing garage flat roof and front porch for Mr Kalpesh Bhatt.
No objections.
9. **18/0537/FUL** Valid date: 20/03/2018
22-24 Bridge Road Hunton Bridge WD4 8RE - Repairs to existing outbuilding for Mr Duncan Baker.
No objections.

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10. 18/0538/LBC Valid date: 20/03/2018
22-24 Bridge Road Hunton Bridge WD4 8RE - Listed Building Consent: Repairs to existing outbuilding for Mr Duncan Baker.
No objections.
11. 18/0509/FUL Valid date: 20/03/2018
23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey side and rear extension, single storey rear extension, loft conversion including insertion of side dormers and rooflights to the front and rear, part conversion of existing garage and new window in side elevation for Mr and Mrs J Driscoll.
No objections.
12. 18/0536/FUL Valid date: 20/03/2018
82A Toms Lane Kings Langley Hertfordshire WD4 8NL - Installation of new vehicle cross over and extension to drive to create carriage drive for Mr and Mrs Milone.
No objections.
13. 18/0620/FUL Valid date: 22/03/2018
87 Gallows Hill Lane Abbots Langley WD5 0DD - Removal of outbuilding and erection of single storey side and rear extension for Mr and Mrs Fantom.
No objections.
14. 18/0544/FUL Valid date: 20/03/2018
59 High Acres Abbots Langley WD5 0JB - Part single, part two storey side and rear extension; installation of solar panels to front and rear roofslopes; front porch and construction of detached garage for Mr R Shalom.
Members object to this huge overdevelopment of the plot leaving little remaining amenity space and with inadequate off street car parking for a four bedroom property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
15. 18/0300/FUL Valid date: 22/03/2018
17A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Part single, part two storey side extension; single storey rear extension; pitched roof to existing two storey front bay feature; alterations to hardstanding and extension to existing dropped kerb and front porch for Mr D Smith and Ms J Clarke.
Already considered at 14th March 2018 meeting. Duplicate notification from TRDC.
16. 18/0613/FUL Valid date: 23/03/2018
14 And 16 Water Lane Kings Langley Hertfordshire WD4 8HN - Joint Application: Single storey rear extension and alterations for Coleman.
No objections.
17. 18/0614/FUL Valid date: 27/03/2018
14A Hunton Bridge Hill Hunton Bridge WD4 8PU - First floor side extension above existing ground floor extension; loft conversion including hip-to-gable roof extension and insertion of front and rear rooflights for Mr Mark Lythaby.
No objections.

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18. 18/0622/FUL

Valid date: 27/03/2018

3 Barley Brow Abbots Langley Watford Hertfordshire WD25 0JW - Proposed loft conversion including front and rear dormer windows, front rooflights, single storey side extension plus internal alterations for Ms S Daniel.

Members have concerns that the proposed loft conversion including the front and rear dormer windows and front rooflights would fail to maintain the general character and appearance of this property within the green belt.