

## Abbots Langley Parish Council

**Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 19<sup>th</sup> September 2018 in the Council Offices, Langley Road, Abbots Langley.**

Those present:

Chairman: Councillor David Major

Councillors: Councillor Jean Bowman  
Councillor Liz Burns  
Councillor Jane Lay  
Councillor Alison Ward

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**179. Apologies for absence**

Apologies were received, accepted and recorded from Councillors Owen Roe, Brenda Kersey and Robin Powell.

**180. Declarations of interest**

There were no declarations of interest.

**181. Public participation**

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

**182. To confirm the Minutes of the previous meeting**

It was proposed by Councillor Jean Bowman, seconded by Councillor Liz Burns and **RESOLVED** that the minutes of the meetings held on 18<sup>th</sup> July, 8<sup>th</sup> and 29<sup>th</sup> August 2018, 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.

**183. Planning Decisions from Three Rivers District Council**

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

**184. 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.

**185. Three Rivers District Council - Planning Committee**

Councillor David Major reported on planning application 18/1259/OUT, demolition of existing dwelling, associated outbuildings and erection of six detached dwellings and garages - Daimar, Bedmond Road, Bedmond WD5 0QE. This was discussed at Three Rivers Meeting held on 13th September 2018 and was refused on the grounds of overdevelopment of the site within the green belt.

**186. Consultations**

Following initial discussion on the following consultations, Members agreed to defer their responses until after the next committee meeting to allow further time to examine the documents:

- i. St Albans & District Local Plan 2020 - 2036.
- ii. Watford Borough Council's Local Plan.

**187. Highways and Transport Matters**

Members noted the temporary road closure of that length of Abbots Road, Abbots Langley from its junction with High Street north westwards to its junction with Dellmeadow.

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The meeting closed at 8.53 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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### Planning applications decided by Three Rivers District Council Reported on 19<sup>th</sup> September 2018

#### Appendix A1

1. **18/0797/OUT** ALPC meeting 18/07/2018  
Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire -  
Outline Consent: Subdivision of the site and erection of a four bedroom detached dwelling with associated parking and access (appearance and landscaping reserved) for Mr Terry Murphy.  
**ALPC Comment:** Members are dismayed at this latested application for yet further fragmented development on this site with no special circumstances to justify it. They are distressed about the manner in which the ancient hedgerow has been eroded, impacting visually on the landscape and destroying wildlife habitat. 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 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).  
R2. The proposed new dwelling by virtue of its siting, intensification of the use of the site and the encroachment of urbanising features into the open side of the site would constitute inappropriate development which, by definition, would be harmful to the Green Belt. No very special circumstances existing to outweigh this harm. The proposal would also result in actual harm to the openness of the Green Belt. The proposed development would therefore fail to preserve the openness of the Green Belt and would be contrary to Policy CP11 of the Core Strategy, Policy DM2 of the DMP LDD and the NPPF.  
R3. It has not been demonstrated that the dwelling would be served by a safe and adequate means of access and that harm would not result to the safe and freeflow of highway movements. The proposal is therefore contrary to Policies CP1 and CP10 of the Core Strategy (adopted October 2011).
2. **18/1362/FUL** ALPC meeting 18/07/2018  
5 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension and patio for Mr and Mrs Clifford.  
**ALPC Comment:** Members expressed concerns about the resultant loss of light to the adjoining property number 3 and the party wall issues.  
**TRDC Decision:** Approved
3. **18/1367/FUL** ALPC meeting 18/07/2018  
56 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part retrospective: Construction of detached outbuilding for Mrs Jo Ray.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. **18/1402/FUL** ALPC meeting 18/07/2018  
129 Toms Lane Kings Langley WD4 8NX - Single storey front porch extension for Mr and Mrs Richards.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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5. **18/1389/FUL** ALPC meeting 18/07/2018  
5 Wadham Road Abbots Langley Hertfordshire WD5 0NH - Demolition of existing side/rear extension and erection of single storey side and rear extension. for Mr and Mrs Lester.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. **18/1383/RSP** ALPC meeting 18/07/2018  
5-7A College Road Abbots Langley WD5 0NR - Part Retrospective: Alterations to shop front including removal of bay window and erection of single storey front extension and alterations to fenestration detail. for Mr Rod Lewis.  
**ALPC Comment:** Members are concerned about the lack of customer parking on this bend near a busy roundabout and possible encroachment onto the narrow footpath.  
**TRDC Decision:** Approved
7. **18/1432/FUL** ALPC meeting 18/07/2018  
130 Abbots Road Abbots Langley WD5 0BL - Two storey side and rear extension for Mr and Mrs OBrien.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. **18/1463/FUL** ALPC meeting 18/07/2018  
23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey side and rear extensions, loft conversion including insertion of side dormer and 3 rooflights to the front, side and rear, part conversion of existing garage and new window in side elevation (Amendment to planning permission 18/0509/FUL: to include alterations to proposed single storey rear extension) for Mr and Mrs J Driscoll.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. **18/1448/FUL** ALPC meeting 18/07/2018  
15 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey side and rear extension, single storey front and side extension and raised terrace to rear for Mr Andrew Burrows.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. **18/1440/FUL** ALPC meeting 18/07/2018  
87 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey side and rear extension for Mr and Mrs O'connor.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. **18/1469/FUL** ALPC meeting 08/08/2018  
51 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Part two, part single storey rear extension and single storey front extension for Mr and Mrs Dunton.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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### 12. 18/1361/RSP

ALPC meeting 08/08/2018

The Royal Oak Public House Kitters Green Abbots Langley Hertfordshire WD5 0ET - Retrospective: Installation of 2 Umbrellas (4 metres x 4 metres) located in existing beer garden for Mr Richard Morgan.

**ALPC Comment:** Members feel that if the application is approved it should for a temporary period of one year to give time to assess whether the two extra umbrellas cause problems for the neighbouring properties with regard to any increased noise and smoke pollution.

**TRDC Decision:** Approved

### 13. 18/1450/FUL

ALPC meeting 08/08/2018

63 High Street Abbots Langley WD5 0AE - Change of use from Bank (Class A2) to Beauty salon (Sui Generis) and shop front alterations to include new large window and alterations to fenestration detail for Mrs Trang.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications considered on 19<sup>th</sup> September 2018

#### Appendix B1

1. **18/1628/FUL** Valid date: 29/08/2018  
25 Harthall Lane Kings Langley WD4 8JW - Part single, part two storey rear extension and first floor side extension for Mr and Mrs Tetsall.  
**No objections providing this new application, together with any previous extensions, does not exceed the 40% guidance for properties within the green belt.**
2. **18/1768/RSP** Valid date: 31/08/2018  
7 Ivy Close Leavesden Watford Hertfordshire WD25 7NQ - Retrospective: Conversion of garage to habitable accommodation including the insertion of new window to front elevation for Mr Raman Mittra.  
**With the loss of the garage, Members have concerns about the lack of parking provision for what is now a five bedroom house.**
3. **18/1769/FUL** Valid date: 29/08/2018  
Land adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace for Mr William Dalton.  
**Members object to this application being a cramped overdevelopment on a congested, busy road, adjacent to a wildlife site. They are also concerned about the considerable loss of trees and the effect on the ecology of the area. If approved, the proportion of affordable dwellings permitted with the current application should be retained as such in the future.**
4. **18/1748/FUL** Valid date: 04/09/2018  
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Alterations to entrance and waiting area for Mr James Whatmore.  
**No objections.**
5. **18/1719/FUL** Valid date: 04/09/2018  
The Swallows Shirley Road Abbots Langley Hertfordshire - Construction of a detached dwelling with associated parking and amenity space provision for Mr L Egan.  
**Following approval of the previous application 18/0787/FUL for a replacement double garage, Members object to this latest application to now convert it to a habitable dwelling being overdevelopment of the site, with a contrived design, internal layout and parking arrangements for the plot size and little amenity area, which, together with the proposed street scene including a slatted roller blind, would result in an unsympathetic form of development within the area. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**
6. **18/1716/FUL** Valid date: 07/09/2018  
27 Greenways Abbots Langley Hertfordshire WD5 0EU - Two storey rear extension, single storey side and rear extension and front porch extension for Mrs Michelle Jee.  
**No objections.**
7. **18/1851/FUL** Valid date: 14/09/2018  
4 High Street Bedmond WD5 0QR - Two storey side and rear extension and new front porch for Mr G Depiano.  
**Despite the slight reduction in size from the previous application 18/1201/FUL, Members still object to this two storey extension to create a four bedroom house which is over the 40% guidance for properties within the green belt,**

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resulting in disproportionate additions to the original dwelling and an overdevelopment of the site with no special circumstances demonstrated to outweigh the negative impact.

8. 18/1876/FUL

Valid date: 14/09/2018

Bramblewood Harthall Lane Kings Langley WD4 8JN - Alterations to existing garage including single storey side extension and removal of existing pitched roof form and installation of stand alone solar panels for Mr Haydon Robinson.

**No objections. Members support the energy saving principals that underpin this application.**

9. 18/1857/FUL

Valid date: 14/09/2018

5 Woodlands Road Nash Mills HP3 8RZ - Two storey side and single storey rear extension for Mr J Webber.

**Members object to this application which is well over the 40% guidance for properties within the green belt and also the unattractive utilitarian appearance of the proposed rear extension with the flat roof.**