

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 pm on Wednesday 24th April 2019 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 Robin Powell
Councillor John Wyatt
Officers: Tim Perkins - Clerk to the Council
Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

417. Apologies for absence

Apologies were received, accepted and recorded from Councillors Owen Roe, Brenda Kersey and Alison Ward.

418. Declarations of interest

There were no declarations of interest

419. Public participation

Three members of the public attended the meeting and Joanne Jenkins signed in to speak on item 5 appendix B2 planning application 19/0618/RSP.

420. Planning Decisions from Three Rivers District Council

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

421. 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.

422. Three Rivers District Council - Planning Committee

Councillor Jean Bowman will attend the meeting of the above committee on 25th April.

423. Conservation Area Litter Bins

There was a discussion on the cleaning and maintenance of the litter bins and benches. The Works Team to be instructed that they should be fully cleaned at least twice a year to prevent dirt and moss developing.

The Clerk was in agreement.

424. Highways and Transport Matters

Members noted the temporary road closure orders

The meeting closed at 8:57pm

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 24th April 2019

Appendix A1

1. 19/0162/OUT

ALPC meeting 20/02/2019

Glenwood Harthall Lane Kings Langley WD4 8JN - Outline application (with all matters reserved) for the construction of up to five residential dwellings for Kedgling Developments Ltd.

ALPC Comment: Members object to this proposal for up to five dwellings with no real details for the properties. The development would cause harm to the openness of the green belt with no very special circumstances presented to outweigh this. They have concerns about the narrow width of the access and possible future further encroachment into the green belt. 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: 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 five new dwellings by virtue of the form and scale of the development as shown on the submitted Location Plan and Site Plan would not be considered as 'limited infilling in villages'. The development would also would harm the openness of the Green Belt by virtue of the spread of development and urbanising features across the site. The proposal would therefore constitute inappropriate development, which, by definition, is harmful to the Green Belt and also results in harm to the openness of the Green Belt. No very special circumstances have been demonstrated to outweigh the inappropriateness of the development and harm to openness. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the revised NPPF (February 2019). R3: The proposed development as shown on the submitted Location Plan and Site Plan would fail to have regard to the local character of the area by virtue of its layout and scale, representing an incongruous form of development which would be significantly detrimental to the visual amenities of the street and area. This would be contrary to 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)

2. 19/0198/FUL

ALPC meeting 20/02/2019

1 North Grove Cottages Watford Road Hunton Bridge Kings Langley Hertfordshire WD4 8QP - Side and rear conservatory extension for Mr J Poole.

ALPC Comment: No objections.

TRDC Decision: Approved

3. 19/0233/FUL

ALPC meeting 20/02/2019

197 Toms Lane Kings Langley WD4 8PA - Single storey side and rear extension to a depth of existing rear projection, conversion of existing garage, extension to existing front entrance porch and conversion of existing loft space to provide habitable accommodation with dormer windows to rear and flank elevations. for Mr and Mrs Connare.

ALPC Comment: Members object to this large extension with unattractive side dormers creating a top heavy appearance to this property, in a prominent position, within the green belt.

TRDC Decision: Approved

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4. **19/0258/FUL** ALPC meeting 20/02/2019
9 Primrose Hill Kings Langley WD4 8HZ - Demolition of existing rear addition and erection of new ground floor rear extension for Mr and Mrs Leo and Amber Moll.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **19/0242/FUL** ALPC meeting 13/03/2019
7 Ross Drive Abbots Langley Watford Hertfordshire WD25 0BN - Loft conversion including the installation of velux windows to rear roofslope and associated internal alterations for Ms M Machera.
ALPC Comment: Members object to the proposal to extend this newbuild which has insufficient off street parking for what will become a five bedroomed property.
TRDC Decision: Approved
6. **19/0346/FUL** ALPC meeting 13/03/2019
3 Chichester Way Garston WD25 9TY - Single storey front, side and rear extension for Mr and Mrs K and A Ganatra.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 24th April 2019

Appendix B1

1. **19/0597/FUL** Valid date: 04/04/2019
Flintstones Station Road Kings Langley WD4 8LL - Construction of raised decking to rear of dwelling with handrails and steps for Mrs Joanne Jenkins.
No objections.
2. **19/0593/FUL** Valid date: 04/04/2019
26 Gallows Hill Abbots Langley WD4 8LU - Alterations to existing drive including installation of new vehicular cross over and stopping up of existing access for Mr Bhatt.
No objections.
3. **19/0579/FUL** Valid date: 04/04/2019
27 Gable Close Abbots Langley WD5 0LD - Conversion of semi detached house into two two bedroom flats with associated parking and new vehicular access for Mr P Realmuto.
No objections.
4. **19/0651/FUL** Valid date: 08/04/2019
2 Moore Road Abbots Langley WD25 0BE - Single side and rear extension including patio for Mrs Maria Dolores Garcia Dianez.
No objections.
5. **19/0618/RSP** Valid date: 12/05/2019
Land At Rear Of 2-3 Station Road Kings Langley Hertfordshire - Part retrospective: Creation of an overflow car park including installation of ancillary equipment including erection of access gate, external lighting and of 6.5 metre CCTV pole and close boarded timber fencing for Pure Bricks Ltd.
Members have no objections to this proposal providing that there is no intrusion from external lighting into neighbouring properties.
6. **19/0645/FUL** Valid date: 05/04/2019
Mansion House Farm Bedmond Road Abbots Langley Hertfordshire - Removal of Condition 8 (Solar PV) of planning permission 18/0223/FUL as solar pv panels are no longer proposed within the scheme for Jarvis Contracting.
Members are disappointed that the solar panels are not longer proposed. They feel this was an important feature of the original planning permission and that there was a lack of information showing why this decision has been made.
7. **19/0634/FUL** Valid date: 15/04/2019
70 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of existing dwelling and erection of two storey dwelling with basement level including alterations to vehicular access and landscaping for Mr And Mrs Barnicle.
No objections.
8. **19/0540/RSP** Valid date: 08/04/2019
Hunton Park Essex Lane Abbots Langley WD4 8PN - Retrospective: Creation of new parking area with the provision of 16 electric car charging spaces with associated works for Tesla Motors.
No objections.

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9. 19/0710/FUL Valid date: 16/04/2019
21 Toms Lane Kings Langley WD4 8NA - Removal of existing first floor balcony and erection of a first floor rear extension including catslide roof form over ground floor level. for Mr And Mrs A Irons.
No objections.
10. 19/0592/FUL Valid date: 16/04/2019
3 Burbridge Road Leavesden WD25 7NA - Conversion of garage to habitable room for Mr And Mrs Hicks.
No objections
11. 19/0690/FUL Valid date: 17/04/2019
11 High Street Abbots Langley WD5 0AA - Demolition of existing rear lean to structure and erection of part single storey side/rear glass conservatory and replacement of existing windows with new timber framed windows and provision of a replacement front door. for Ms Amanda Clarke.
No objections.
12. 19/0478/LBC Valid date: 09/04/2019
The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Conversion of disused pub into three flats and erection of two, two storey semi detached dwellings access and provision of vehicular access and associated parking. for Leewood Construction.
No objections.
13. 19/0479/FUL Valid date: 06/04/2019
The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Conversion of disused pub to three flats, erection of two, two storey semi detached dwellings and provision of vehicular access and associated parking. for Leewood Construction.
No objections.
14. 19/0664/FUL Valid date: 17/04/2019
6 Abbey Drive Abbots Langley WD5 0TL - Amendment to planning application 16/2075/FUL: To extend the mono pitched roof from across the width of the proposed single storey rear extension. for Lee Haward.
No objections.