

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 20th November 2019 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard
Vice-Chairman Councillor Owen Roe
Councillors: Councillor Jean Bowman
Councillor Jane Lay
Councillor David Major
Councillor Robin Powell

Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

228. Apologies for Absence

None.

229. Declarations of Interest

Councillor Jane Lay declared an interest in agenda item Appendix B1. 5. planning application 5/2019/2616 and took no part in the discussion on this item during the meeting.

230. Public Participation

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

231. Planning Decisions from Three Rivers District Council

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

232. 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.

233. Three Rivers District Council - Planning Committee

To be decided at the next meeting on 4th December 2019.

234. Budget 2020-2021

Members considered the budget for which this committee has responsibility and agreed to defer spending allocations until the next meeting.

A discussion took place on the cleaning and maintenance of litter bins and benches. It was previously agreed (min. 423.) that these would be fully cleaned at least twice a year to prevent moss and dirt developing. Members asked for this to be done before the Christmas break and for future cleaning dates to be set and provided to the committee.

235. Benches

The Clerks report was discussed and members felt that memorial trees would be a good alternative to benches.

236. Highways and Transport Matters

Members noted the temporary road closure.

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The meeting closed at 8.57 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 20th November 2019

Appendix A1

- 1. 19/1603/FUL** **ALPC meeting 18/09/2019**

Westport House 78 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Single storey side extension to existing garage for Mr M Charteris.

ALPC Comment: The members feel that a gable roof would be more suitable to match the rest of the garage.

TRDC Decision: Refused

Reason: R1: The proposed side extension to the garage by reason of its width, design and proximity to the site boundary would appear as a discordant and incongruous addition within the application site which would not reflect or respect the character or appearance of the existing building or the wider area. The proposal would be harmful to the character of the locality and contrary to Policies CP1 and CP12 of Core Strategy (adopted October 2011), Policies DM1 and Appendix 2 of the DMP LDD (adopted July 2013).
- 2. 19/1606/FUL** **ALPC meeting 18/09/2019**

Little Tylers Harthall Lane Kings Langley HP3 8SE - First floor front extension to include insertion of roof lights to existing roof, alterations to fenestration and inclusion of painted render to front elevation for Ms S Morton.

ALPC Comment: No objections

TRDC Decision: Refused

Reason: R1 The proposed first floor front extension, in conjunction with the previous extensions and alterations would result in disproportionate additions over and above the size of the original dwelling and would therefore be inappropriate development in the Green Belt. The proposed development would also result in further spread development across the site and would add to the cumulative adverse impact on the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
- 3. 19/1647/FUL** **ALPC meeting 18/09/2019**

53-55 And Land To The Front Of 21-37 Cheshire Drive Leavesden Watford Hertfordshire WD25 7GP - Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including balconies, landscaping, car parking, cycle storage and refuse and recycling storage. for Origin Housing Limited.

ALPC Comment: The members object to such a prominent development which is so close to the highway and out of character for the area. They have concerns about the height of the building and that the rear gardens of neighbouring properties will be overlooked. Although the committee welcome an increase in site density they feel this will have detrimental effect on privacy of neighbouring properties.

TRDC Decision: Approved
- 4. 19/1659/RSP** **ALPC meeting 18/09/2019**

5 Fullers Avenue Garston Watford Hertfordshire WD25 9BU - Part Retrospective: Erection of a shed for Mr Richard Searle.

ALPC Comment: No objections

TRDC Decision: Approved

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5. 19/1726/FUL ALPC meeting 18/09/2019
47 Gallows Hill Lane Abbots Langley WD5 0DB - Single storey rear extension, conversion of garage to habitable accommodation including installation of a bay window and internal alterations for Mrs Michelle Cooper.
ALPC Comment: The members feel that the extension should be secondary to the house and that the window is disproportionate to the main building.
TRDC Decision: Approved
6. 19/1578/FUL ALPC meeting 18/09/2019
15 Follett Drive Abbots Langley WD5 0LP - Construction of new porch for Mrs Amy Jones.
ALPC Comment: No objections
TRDC Decision: Approved
7. 19/1640/FUL ALPC meeting 09/10/2019
20 Marlin Square Abbots Langley WD5 0EG - Single storey side and rear extension and alterations to roof of existing projection for Paul Duffy.
ALPC Comment: No objections
TRDC Decision: Approved
8. 19/1766/FUL ALPC meeting 09/10/2019
22-24 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Joint application: Loft conversion including increase in ridge height and insertion of rear dormers for Mr Davidge and Mr Cresswell.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
9. 19/1780/RSP ALPC meeting 09/10/2019
46 Trowley Rise Abbots Langley WD5 0LW - Part Retrospective: Extension to existing outbuilding for Mr Eoghan Cronin.
ALPC Comment: No objections
TRDC Decision: Approved
10. 19/1723/FUL ALPC meeting 09/10/2019
55 Gallows Hill Abbots Langley WD4 8LX - Ground floor and basement rear extension, extension to first floor rear elevation and roof and entrance porch for Mr Richard Finnegan.
ALPC Comment: No objections
TRDC Decision: Approved
11. 19/1747/FUL ALPC meeting 09/10/2019
22/24 Adrian Road Abbots Langley WD5 0AQ - Replacement roof, including roof lantern, to existing single storey extension and insertion of bi folding doors to rear for Mr & Mrs Brian Power.
ALPC Comment: No objections
TRDC Decision: Approved

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Planning applications considered on 20th November 2019

Appendix B1

1. **19/2045/FUL** Valid date: 28/10/2019
34 Kindersley Way Abbots Langley WD5 0DQ - Two storey side and rear extension for Mr And Mrs S Ashby.
Members are concerned that the distance to boundary goes against Three Rivers District Council planning policy.
2. **19/2067/FUL** Valid date: 05/11/2019
139 Toms Lane Kings Langley WD4 8NX - Single storey rear extension, entrance porch to side elevation and alterations to front elevation for Mr Thornhill.
No objections.
3. **19/1988/CLED** Valid date: 01/11/2019
The Cottage Belair Toms Lane Kings Langley Hertfordshire WD4 8NH - Certificate of Lawfulness Existing Use: Use of the building known as The Cottage, Toms Lane, and its associated residential curtilage, as a two bedroom self-contained dwelling for Mr M Russell.
Members noted the application.
4. **19/2158/ADV** Valid date: 08/11/2019
8 Langley Parade Langley Road Abbots Langley Hertfordshire WD5 0AB - Advertisement Consent: Erection of an internally illuminated projecting sign for Mr Patel.
Members have concerns about light pollution affecting the residential dwellings.
5. **5/2019/2616** Valid date: 24/10/2019
St Albans City and District Council
Land Opposite Serge Hill Cottages Sergehill Lane Bedmond Abbots Langley Hertfordshire - Construction of Class D2 (assembly and leisure) community garden resource centre and use of land for education, training, employment and recreation in gardening and horticulture with associated landscaping, parking and access. www.stalbans.gov.uk/planning/searchforplanningapplications/ for Mr Tom Stuart-Smith.
Members support the scheme and believe it is a good practical use of greenbelt land. The local residents are in favour and members feel it will be good for the community.