
RECOVERED PLANNING COMMITTEE**MINUTES**

Of a virtual/remote meeting held on Thursday 4 March 2021 from 7.30pm to 7.53pm

Councillors present:

Councillors:-

Chris Lloyd (Chair)

Sara Bedford

Steve Drury

Peter Getkahn

Keith Martin

Raj Khiroya (Vice-Chair)

Marilyn Butler

Stephen King

Debbie Morris

Alison Scarth

Officers: Claire Westwood, Lauren Edwards, Sarah Haythorpe and Jamie Russell

PC 96/20 APOLOGIES FOR ABSENCE

The Committee noted that Councillor David Raw was absent from the meeting.

PC 97/20 NOTICE OF OTHER BUSINESS

None received.

PC 98/20 DECLARATIONS OF INTEREST

Councillor Chris Lloyd read out the following statement to the Committee:

“All Members are reminded that they should come to meetings with an open mind and be able to demonstrate that they are open minded. You should only come to your decision after due consideration of all the information provided, whether by planning officers in the introduction, by applicants/agents, by objectors or by fellow Councillor’s. The Committee Report in itself is not the sole piece of information to be considered. Prepared speeches to be read out are not a good idea. They might suggest that you have already firmly made up your mind about an application before hearing any additional information provided on the night and they will not take account of information provided on the night. You must always avoid giving the impression of having firmly made up your mind in advance no matter that you might be pre-disposed to any view.”

PC99/20 20/2747/FUL - Two storey rear extension and alterations at 31 HIGH STREET, ABBOTS LANGLEY WD5 0AA

The Planning Officer reported that there had been no more responses received than the five recorded in the report. The Parish Council had sought to withdraw the call-in but were not able to but advised that they had no objections to raise.

Councillor Debbie Morris referred to the Conservation Officers request for three conditions to be incorporated into the report, two of which had been. The absent condition related to details of all hard and soft landscaping and boundary treatments to be approved in writing by the Local Authority, and requested that this be included. The Officer responded both were annotated within the plans so the Officer didn't feel it was necessary to require further details but the condition could be added if the Committee felt was required.

Councillor Sara Bedford said the houses were situated opposite the Church to the East of the listed cottages. They had been derelict for a long time and was very pleased to see them being brought back into use.

Councillor Sara Bedford moved that planning permission be granted, seconded by Councillor Steve Drury.

On being put to the Committee the motion was declared CARRIED by the Chair of the meeting, the voting being unanimous.

RESOLVED:

That Planning Permission be Granted subject to the conditions and informatives as set out in the Officer report.

PC100/20 20/2754/FUL and 20/2755/LBC - Single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear between 23 and 25 at 23 HIGH STREET, ABBOTS LANGLEY WD5 0AA

The Planning Officer reported that there was no update since the report had been published other than that there was an error in Condition C2 (plans) as it should refer to 02Rev B, not Rev V and SP1B, not Rev A. They confirmed eight people were consulted but no responses were received.

Councillor Sara Bedford moved that permission be granted with regard to both the FUL and LBC applications, seconded by Councillor Chris Lloyd.

On being put to the Committee the motion was declared CARRIED by the Chair of the meeting, the voting being unanimous.

RESOLVED:

That Planning Permission be Granted subject to the Conditions and Informatives as set out in the report with Condition C2 updated as reported in the Officer update.

That Listed Building Consent be Granted subject to the Conditions and Informatives as set out in the Officer report.

PC101/20 20/2757/LBC - Internal alterations and repairs to brickwork at 25 HIGH STREET, ABBOTS LANGLEY, WD5 0AA

The Planning Officer reported that the two planning applications mentioned within the Officers report had been withdrawn so the planning history had been updated to reflect this. Five people were consulted in respect of the application with no responses being received.

Councillor Sara Bedford moved that planning permission be granted, seconded by Councillor Raj Khirroya.

On being put to the Committee the motion was declared CARRIED by the Chair of the meeting, the voting being unanimous.

RESOLVED:

That Planning Permission be Granted subject to the Conditions and Informatives as set out in the Officer report.

PC102/20 20/2763/FUL - Demolition of outbuildings together with erection of covered parking area and creation of parking area with ancillary hard/soft landscaping, fencing and bin stores at land adjacent at 31 HIGH STREET, ABBOTS LANGLEY WD5 0AA

The Planning Officer reported that the Agent had commented that the wording of Condition 3 (landscaping) was somewhat restrictive. The current use of the word "first occupation" would mean that there was potential for the parking area to be unusable for a period of time. The Officer proposed to remove the use of "first occupation". The condition would still require planting to take place within the first planting season following the works being carried out.

Councillor Sara Bedford agreed with the Officers proposed amendment and moved that planning permission be granted, seconded by Councillor Stephen King.

Councillor Debbie Morris asked whether the front gates could be introduced under permitted development. The Officer responded that in their current location they could only be replaced with gates of the same height. Should they be any higher they would require a separate planning permission owing to their proximity to the highways.

On being put to the Committee the motion was declared CARRIED by the Chair of the meeting, the voting being unanimous.

RESOLVED:

That Planning Permission be Granted subject to the Conditions and Informatives as set out in the Officer report and with Condition C3 updated as reported in the Officer update.

CHAIR