

**Minutes of the Planning and Highways Committee Meeting held at 7.30 p.m. on Wednesday 13<sup>th</sup> January 2010 in Council Chamber, Langley Road, Abbots Langley.**

Those present:

Chairman: Councillor M T Morton

Councillors: Councillor L G Lay  
Councillor D J Major  
Councillor O W Roe  
Councillor D White

Officers: Mrs A Morton - Planning and Administrative Officer

**468. Apologies for absence**

Apologies were received, recorded and accepted from Councillors Emery and Miss Young.

**469. Declarations of interest**

There were no declarations of interest.

**470. Public Participation**

No members of the public requested to speak at this meeting.

**471. To confirm the minutes of the meetings**

It was proposed by Councillor Major, seconded by Councillor Roe and **RESOLVED** that the minutes of the meeting held on 9<sup>th</sup> December 2009, 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.

**472. Planning decisions from Three Rivers District Council**

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

**473. 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 B.

**474. Three Rivers District Council - Development Control Committee**

As the only application relevant to Abbots Langley Parish was a TRDC application at Leavesden Country Park, it was not necessary for Councillor Morton to attend the Development Control Committee meeting held on 17<sup>th</sup> December 2009. The application (5/2009/1802) was approved.

**475. Highways Agency**

It was proposed by the Chairman and agreed to defer consideration of the proposed M1 Junctions 6a to 10 Controlled Motorway Scheme to the next meeting.

**476. Three Rivers District Council**

The Three Rivers (Station Road, Abbots Langley) Revocation Order 2010 and the Three Rivers (Roman Gardens and Station Road, Abbots Langley)(Waiting Restrictions and Permit Parking) Order 2010 was considered. Due to the last meeting being cancelled, Peter Kerr has agreed that ALPC comments will be presented when TRDC Executive Committee make the decision on 1<sup>st</sup> February. Most residents prefer weekday only as parking is not a concern on Saturdays and TRDC Sustainable Environment Policy and Scrutiny Committee have agreed this should be implemented. Members agreed to support Monday to Friday waiting restrictions and permit parking proposals. However, the issue is parking by College users and, to ensure there is not displacement of vehicles to elsewhere, Members feel it is important that students should be allowed to park on the College site and parking for the students' vehicles at the Station car park, subsidised by the College, needs to be encouraged.

**477. Highway matters**

Ponding problems on High Street Abbots Langley and also on High Street Bedmond are still to be resolved.

This morning, after only a relatively light snowfall, there was exceptional traffic chaos on key local roads, such as Gallows Hill / Station Road and Tibbs Hill Road / Bedmond Road. Members are concerned that the consequences of not gritting such prime routes through the Parish are brought to the attention of those responsible and this may already be being done by Councillor Mrs Bedford following discussion at Parish Council meeting on Monday.

**478. Hertfordshire County Council**

The Temporary Closing of Toms Lane, Abbots Langley, on Sunday 24<sup>th</sup> January 2010 to enable bridge inspections works to take place was noted

**479. Correspondence**

There was no correspondence to report.

The meeting closed at 9 p.m.

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

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

**Planning applications decided by Three Rivers District Council**

Appendix A1

- 1. 09/1546/ful** **ALPC meeting 28/10/2009**

Langlea, 26 Harthall Lane, Kings Langley - Conversion of detached domestic garage to Granny annexe with alterations to fenestration for Mr and Mrs K Mitchell.

**ALPC Comment:** Members are concerned about the proposed development of this outbuilding for residential use in the Green Belt. If allowed there should be strong conditions to ensure that the use of the building will be ancillary to the main dwelling only.

**TRDC Decision:** Approved

Condition 3 The granny annexe hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the existing residential dwelling (no. 26 Harthall Lane) and it shall not be used as an independent dwelling or for lettings at any time.

Condition 4 Prior to commencement of the development any gate, fence, wall or other means of enclosure that physically separates either in whole or part the proposed granny annexe from the residential dwelling shall be demolished. Thereafter, ..... no gate, fence, wall or other form of enclosure that physically separates either in whole or in part the proposed granny annexe from the residential dwelling shall be permitted.
- 2. 09/1582/ful** **ALPC meeting 11/11/2009**

12a High Street, Abbots Langley - Change of Use: From Estate Agents (Class A2) to Beauticians and the Sale of Beauty Products (Sui Generis) for Mr Graham Boroughs.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
- 3. 09/1586/ful** **ALPC meeting 11/11/2009**

15 Gallows Hill, Kings Langley - Two storey side extension for Mr and Mrs A Cartledge.

**ALPC Comment:** Members object to the proposed two storey extension which appears on the plans to go to the boundary. They consider it will impact on the street scene, increase the terracing effect and may also impact on neighbouring property.

**TRDC Decision:** Refused

**Reason:** The proposed two storey side extension by reason of its proximity to the boundary would be a dominating form of development to the neighbouring property to the north and would result in a terracing effect with number 17 Gallows Hill which would be detrimental to the residential amenities of its occupiers and the character and appearance of the streetscene. This would be contrary to Policy GEN 3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
- 4. 09/1596/ful** **ALPC meeting 11/11/2009**

148c Abbots Road, Abbots Langley - Amendment to 08/1487/FUL: Erection of front boundary wall and entrance gates for Mr G Gilbert.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

**Planning applications decided by Three Rivers District Council**

Appendix A2

5. **09/1615/ful** **ALPC meeting 11/11/2009**
- 152 Toms Lane, Kings Langley - Two-storey side and two-storey and single-storey rear extensions for Mr Akhtar.
- ALPC Comment:** Members object to the proposed large extension that they consider would be overdevelopment and harmful to the openness of the Green Belt. They are also concerned that there should be adequate on site car parking and manoeuvring space on the frontage of the property to ensure vehicles will not be parked inappropriately to the rear of the dwelling.
- The Parish Council requests that this application is referred to Committee for their consideration unless Officers are minded to refuse the application.
- TRDC Decision:** N/A - Application Withdrawn
6. **09/1617/ful** **ALPC meeting 11/11/2009**
- 31 Trowley Rise, Abbots Langley - Demolition of existing house and erection of 4 new dwellings with associated parking and new vehicular accesses (outline consent 08/0332/out) for Trowley Developments.
- ALPC Comment:** Members continue to be concerned that the proposal would be overdevelopment of the site, and the on site parking area appears inadequate and contrived with difficult manoeuvring space.
- TRDC Decision:** Approved
7. **09/1623/ful** **ALPC meeting 11/11/2009**
- 17 Popes Road, Abbots Langley - Demolition of existing single-storey side annexe and garage, erection of two-storey extension and adjoined single garage for Mr Ian Perry.
- ALPC Comment:** No objection.
- TRDC Decision:** Approved
8. **09/1632/ful** **ALPC meeting 11/11/2009**
- 40 Gypsy Lane, Hunton Bridge - Loft conversion to a single storey wing within an existing roof void, creation of a front dormer window and side window for Mr David Gilfoyle.
- ALPC Comment:** No objection.
- TRDC Decision:** Approved
9. **09/1651/ful** **ALPC meeting 11/11/2009**
- 1 Garden Road, Abbots Langley - Conversion of garage to utility room and alterations to fenestration for Mrs L Jones.
- ALPC Comment:** Members object to the proposed loss of on site car parking space for this property because it is on the corner with Breakspere Road where there is already a serious vehicle parking problem on the street.
- TRDC Decision:** Approved

**Planning applications decided by Three Rivers District Council**

Appendix A3

- 10. 09/1653/ful** **ALPC meeting 11/11/2009**
- 25 Rosehill Gardens, Abbots Langley - Erection of dormer window extension to rear elevation, installation of roof lights to front elevation to facilitate loft conversion for Mr Matthew Fundrey.
- ALPC Comment:** Members are concerned the large dormer may appear unsuitable in the middle of the terrace.  
**TRDC Decision:** Approved  
**Note:** Planning officer advised amended plans reduced the size of the dormer to be set in from both neighbouring boundaries and set in from the rear elevation.
- 11. 09/1654/ful** **ALPC meeting 11/11/2009**
- 37 Gallows Hill, Abbots Langley - Two-storey side extension and alterations for Mr And Mrs Simon Devon.
- ALPC Comment:** No objection.  
**TRDC Decision:** Approved
- 12. 09/1664/ful** **ALPC meeting 11/11/2009**
- 74 The Crescent, Abbots Langley - Erection of two-storey side extension, part single storey front extension, and single storey rear extension together with a dormer window to rear roof for Mr And Mrs Lewis Deradour.
- ALPC Comment:** Members are concerned the extension is less than the 1.2m limit to the boundary but increasing the distance may make the garage too narrow.  
**TRDC Decision:** Approved
- 13. 09/1665/cled** **ALPC meeting 25/11/2009**
- 35 Mallard Road, Abbots Langley - Certificate of Lawfulness Existing Development: Wheelchair ramp for Mrs Julie Bello.
- ALPC Comment:** CLED - noted without comment.  
**TRDC Decision:** N/A - Application Withdrawn
- 14. 09/1685/clpd** **ALPC meeting 11/11/2009**
- 12 The Crescent, Abbots Langley - Certificate of Lawfulness Proposed Development: Single storey rear extension and internal alteration for Mr S Goodchild.
- ALPC Comment:** CLPD - noted without comment.  
**TRDC Decision:** N/A - Application Withdrawn
- 15. 09/1728/clpd** **ALPC meeting 25/11/2009**
- 31 Royce Grove, Leavesden - Certificate of Lawfulness Proposed Development: Single-storey rear extension with pitched roof, rooflights and internal alterations for Mr Nick Brow.
- ALPC Comment:** CLPD - noted without comment.  
**TRDC Decision:** Approved

**Planning applications decided by Three Rivers District Council**

Appendix A4

**16. 09/1738/cled**

**ALPC meeting 25/11/2009**

Former Garage and Storage Building, Coles Farm, East Lane, Abbots Langley - Certificate of Lawfulness Existing Use: Use of detached building as separate dwellinghouse for Mr Allan Fitton.

**ALPC Comment:** CLED - noted without comment.

**TRDC Decision:** Approved

**17. 09/1749/ful**

**ALPC meeting 25/11/2009**

Units 2 and 3, Monaco Works, Station Road, Kings Langley - First floor extensions and alterations for Kings House Management (UK) Ltd.

**ALPC Comment:** No objection provided there would be adequate on site car parking.

**TRDC Decision:** Approved

**18. 09/1754/ful**

**ALPC meeting 25/11/2009**

33 Primrose Hill, Kings Langley - Loft conversion with rear dormer window for Mr and Mrs Clark.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

**19. 09/1809/ful**

**ALPC meeting 09/12/2009**

4 Lodge Close, Garston - Conversion of garage into habitable room for Mr Peter Roback.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

**20. 09/1836/ful**

**ALPC meeting 09/12/2009**

16 Dowding Way, Leavesden - Single-storey side extension linking to existing garage for Mr and Mrs James Claire.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

**21. 09/1879/ful**

**ALPC meeting 09/12/2009**

56 Mutchetts Close, Garston - Replacement roof to garage and porch for Mr K Turner.

**ALPC Comment:** No objection

**TRDC Decision:** Approved

Planning applications considered on 13<sup>th</sup> January 2010

Appendix B1

1. **09/1744/ful** Valid date: 01/12/2009

Harlech Road, Abbots Langley - District Council Application: Footpath link to Harlech Road from existing footpath on north side of Leavesden Country Park with zebra crossing on access road for Three Rivers District Council.

**No objection.**
2. **09/1850/ful** Valid date: 20/11/2009

81 Gallows Hill, Abbots Langley - First-floor rear/side extension and internal alterations for Mr Nick Madle.

**No objection.**
3. **09/1851/ful** Valid date: 03/12/2009

17 Arundel Road, Abbots Langley - Erection of two-storey side and rear extension, single-storey rear extension, new detached single-storey garage accessed by new driveway for Mr David Hull.

**No objection.**
4. **09/1905/ful** Valid date: 15/12/2009

6 Lauderdale Road, Hunton Bridge - Removal of existing French doors and windows, construction of an entrance porch and associated extension; installation of rear ground floor window; installation of rear skylight for Mrs Sally Ridley.

**No objection.**
5. **09/1937/clpd** Valid date: 26/11/2009

27 The Garth, Abbots Langley - Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer window and front rooflights for Mr Rory Winning.

**CLPD - noted without comment.**
6. **09/1944/ful** Valid date: 02/12/2009

152 Toms Lane, Kings Langley - Two-storey side and single-storey rear extensions for Mr Akhtar.

**Members do not object to the extension as proposed in this application but regret the loss of the garage. They are concerned that there should be adequate on site car parking and manoeuvring space on the frontage of the property to ensure vehicles will not be parked inappropriately to the rear of the dwelling.**

**Planning applications considered on 13<sup>th</sup> January 2010**

Appendix B2

- 7. 09/1945/ful** Valid date: 21/12/2009  
1 Seabrook Road, Kings Langley - Garage to side of house, study room to rear of garage for Mr Matthew Evans.  
**No objection.**
- 8. 09/1992/ful** Valid date: 09/12/2009  
77 Trowley Rise, Abbots Langley - Single-storey garage extension to west elevation and two-storey residential extension to east elevation for Mr and Mrs J Furlong.  
**No objection.**
- 9. 09/2031/ful** Valid date: 14/12/2009  
15 Gallows Hill, Kings Langley - Single-storey side extension for Mr and Mrs A Cartledge.  
**No objection.**
- 10. 09/2032/ful** Valid date: 14/12/2009  
4 Oriole Close , Abbots Langley - Single-storey rear extension and alterations to fenestration for Miss K Haisman And Mr D M Bolt.  
**No objection.**
- 11. 09/2033/ful** Valid date: 11/12/2009  
9 Griffon Way, Leavsedon - Single-storey rear extension with rear patio area for Mr and Mrs Smith.  
**No objection.**
- 12. 09/2037/ful** Valid date: 30/12/2009  
Access to rear Hemsley Road, Kings Langley - Erection of railings and access gate to Hemsley Road for KLMC.  
**No objection.**

Planning applications considered on 13<sup>th</sup> January 2010

Appendix B3

13. 09/2039/ful

Valid date: 15/12/2009

The Breakspear PH, School Mead, Abbots Langley - Demolition of existing public house and erection of a terrace of 13 townhouses (4 x 2-bed, 9 x 3-bed); with associated car parking and amenity space for agent Mr Nick Stafford, Preston Bennett Planning (no details of applicant).

**While Members have no objection in principle to the development, they are concerned that there would be inadequate on site vehicle parking for these dwellings as well as the shortage of school places and health provision in this area.**

14. 09/2040/ful

Valid date: 15/12/2009

12 The Crescent, Abbots Langley - Single storey rear extension for Mr S Goodchild.

**Members are concerned that the extension would impact on the neighbouring property with lack of light for No. 10.**

15. 09/2077/ful

Valid date: 21/12/2009

10 Bridger Close, Garston - Single storey rear, side and front extension for M A Goddard.

**Members are concerned the proposed large extension may impact on the neighbouring property.**

16. 09/2079/ful

Valid date: 21/12/2009

113 Boundary Way, Abbots Langley - Single storey side extension for Mrs Karen Paget.

**No objection.**

17. 09/2112/ful

Valid date: 24/12/2009

27 Lysander Way, Abbots Langley - Single-storey rear extension and alterations to fenestration for Mr and Mrs Cummings.

**No objection.**