

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 4th November 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman:	Councillor David Major
Vice-Chairman	Councillor Owen Roe
Councillors:	Councillor Jean Bowman Councillor Liz Burns Councillor Alex Michaels Councillor Leslie Proctor
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

219. Apologies for absence

There were no apologies for absence.

220. Declarations of interest

There were no declarations of interest.

221. Public participation

Twenty four members of the public attended the meeting and Mr Michael Benson signed in to speak on Item 9. The Chairman, with the agreement of Members brought forward this item.

Mr Benson spoke against the proposal to introduce new parking restrictions in The Crescent, as he and other residents, strongly object and feel that any change to the current arrangements are unnecessary, would do nothing to improve safety and create parking problems which do not exist at present.

The Committee were in full support of the residents objections and the Officer will write to the Traffic Engineers at Three Rivers District Council with their comments.

All the members of the public then left the meeting.

222. Planning Decisions from Three Rivers District Council

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

223. 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.

224. Consultations - Hertfordshire Transport Vision 2050

Members discussed the above consultation on the latest stage of analysis and evidence Hertfordshire County Council will be using to shape the long term transport strategy for the County and agreed their replies and comments to be submitted.

225. Three Rivers Highways Locality Meeting

No committee members are available to attend the next meeting of the above on 9th November 2015 as they will be attending the full Parish Council meeting on the same date.

226. Budget 2016-2017

Members discussed both the current and the 2016-2017 budgets. The Chairman had inspected the benches within the conservation area, five of which have now been replaced and felt the two on Kitters Green also needed to be replaced, Members agreed. The seat outside the library and the one by Hanover Gardens, which are memorial benches, need some maintenance. Councillor Jean Bowman

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requested some form of signage at the entrance to Bedmond referring to the village being the birthplace of the Pope.

This item to be discussed again at the next meeting.

227. Highways and Transport Matters

The proposed Traffic Orders were discussed as item 3. (minute 221).

228. Appeals

Members noted the appeal against the refusal of planning permission 15/0819/FUL - 6 Parnell Close, Abbots Langley - Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane.

229. Correspondence

Members noted the following:- 11 Bucknalls Lane, Garston (13/0181/COMP) - Enforcement Notice has been served on the site following refusal of planning permission 15/1383/RSP for a part change of use of the land (including outbuilding) from residential to a mixed use: residential (class C3) and storage (class B8) and erection of three storage containers.

The meeting closed at 9.24 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 4th November 2015

Appendix A1

1. **15/1690/FUL** ALPC meeting 02/09/2015
14 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of detached garage and construction of part single, part two storey side and rear extensions and front porch for Mr Jason Saunders.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **15/1580/FUL** ALPC meeting 02/09/2015
95 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Extensions and alterations to roof to include replacement roof with increased ridge and eaves height and loft conversion including rear dormer and front rooflights for Mr S Dewhurst.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **15/1584/FUL** ALPC meeting 23/09/2015
Annexe Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Single storey side extensions and pitched roofed side extension for Mr Darren Brown.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **15/1732/FUL** ALPC meeting 23/09/2015
69 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Two storey and single side and rear extensions for Mr and Mrs Jon Tankard.
ALPC Comment: No objections, however Members do have concerns with regard to the gravel from the drive/parking area being dislodged onto the adjoining footway and road with the movement of the cars.
TRDC Decision: Approved

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Planning applications considered on 4th November 2015

Appendix B1

1. **15/2000/AOD** Valid date: 06/10/2015
Eric Shepherd Unit and Crossways Woodside Road Abbots Langley Hertfordshire WD5 0HT - Approval of Details: Details pursuant to Condition 1 of outline planning permission 13/0046/OUT comprising appearance, landscaping, layout and scale for demolition of Crossways and Eric Shepherd Unit and redevelopment to provide 12 houses and 8 affordable flats with associated access for Mears Group PLC and Hightown Housing Association Ltd.
Members have no objections and are pleased that the District Council's recommendations with regard to the height and bulk of the flats and the shortfall in parking, have been addressed. They feel there should be a condition to any approval that the garages are not converted into habitable accommodation.
2. **15/2019/FUL** Valid date: 08/10/2015
66 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey side and rear extensions and construction of new 2m high wall along side boundary for Mr Batcup.
No objections.
3. **15/1909/FUL** Valid date: 06/10/2015
25 Toms Lane Kings Langley Hertfordshire WD4 8NA - Two storey rear extension for Mr Tuffin.
No objections but Members expressed concerns regarding possible loss of light to number 23A.
4. **15/2044/FUL** Valid date: 07/10/2015
The Briars 2 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Two storey side extension, single storey front and side extension and front porch for Mr and Mrs A Johnson.
No objections.
5. **15/2038/FUL** Valid date: 12/10/2015
84 Wharf Way Hunton Bridge Hertfordshire WD4 8FN - Proposed outbuilding to rear with basement for Mr Shaun Riley.
No objections however Members felt that the proposal for the basement within a flood zone may be ill-informed.
6. **15/1997/FUL** Valid date: 08/10/2015
Former High Herts Riding School Bedmond Road Pimlico Pimlico/Hemel Hempstead Hertfordshire HP3 8SJ - Erection of horse walking enclosure for Equitopia Ltd..
No objections.
7. **15/1962/RSP** Valid date: 13/10/2015
Riverside Old Mill Road Hunton Bridge Hertfordshire WD4 8QT - Retrospective: Construction of replacement shed with gazebo on top for Mr Victor Gutsul.
No objections.
8. **15/1913/RSP** Valid date: 13/10/2015
56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Retrospective: Retention of livestock building as part of a small holding for Mrs Elaine Ferrazzano.
No objections.

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9. 15/2079/FUL Valid date: 14/10/2015
166 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Single storey rear extension for Mr Clive Winder.
No objections.
10. 15/2109/FUL Valid date: 19/10/2015
18 Hamilton Road Hunton Bridge Hertfordshire WD4 8PZ - Loft conversion including first floor side and rear extension with juliet balconies, front dormer, rooflights to side roofslope and replacement roof tiles for Ms Tracy Metcalfe.
No objections.
11. 15/2130/FUL Valid date: 19/10/2015
35 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - First floor side extension for Mr and Mrs J Blasi.
No objections.
12. 15/2120/FUL Valid date: 16/10/2015
2 Cecil Lodge Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB - First floor rear extension and internal alterations for Mr John Duggett.
Members object to this latest application for a first floor extension which is too large and out of keeping on this locally listed building within the Green Belt. If approved there could be party wall issues.
13. 15/2065/ADV Valid date: 22/10/2015
Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Hertfordshire - Advertisement Consent: Externally illuminated totem sign for Mr Neil Slagel.
No objections.
14. 15/2183/FUL Valid date: 27/10/2015
119 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Erection of two storey three bedroom attached dwelling and construction of a new vehicular access and parking to serve existing dwelling for Mr Simon Waters.
No objections.
15. 15/2122/FUL Valid date: 26/10/2015
4 Standfield Abbots Langley Hertfordshire WD5 0BB - First floor rear extension and alterations to roof of existing ground floor projection for Mrs Carolyn Hill.
No objections.