

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 15<sup>th</sup> March 2017 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 Jane Lay (part)
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**387. Apologies for absence**

There were no apologies for absence.

**388. Declarations of interest**

There were no declarations of interest.

**389. Public participation**

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

**390. To confirm the Minutes of the previous meeting**

It was proposed by Councillor Jean Bowman, seconded by Councillor Liz Burns and **RESOLVED** that the minutes of the meetings held on 11<sup>th</sup> January, 1<sup>st</sup> and 22<sup>nd</sup> February 2017, 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.

**391. Planning Decisions from Three Rivers District Council**

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

**392. 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.

Councillor Jane Lay arrived at 8.25 pm during consideration of the planning applications.

**393. Three Rivers District Council - Planning Committee**

Members received a report on the meeting held on 23<sup>rd</sup> February regarding application 16/2554/FUL - Warner Bros. Studios, Leavesden - Studio parking deck, which was approved subject to a review of lighting management procedures and additional informative to request consideration be given to the provision of a living wall to the car park and planting of native species to rear of Offord Grove.

**394. Hertfordshire County Council - Old Mill Road**

Members noted the decision to proceed with the implementation of no waiting at any time restrictions in Old Mill Lane and at the junction of The Maltings and Old Mill Lane. (Minute 83.i.) The restrictions will come into effect on Monday 20<sup>th</sup> March 2017.

**395. Love Lane/Tibbs Hill Road Bus Shelter**

Members discussed the current condition of the bus shelter and asked that the outstanding repairs are carried out as soon as possible to include the removal of:- moss from the roof (together with any repairs needed to the felt); seat splinters; protruding nails and graffiti. Also that the side panels are partly filled in and the whole shelter is completely retreated with protective paint/preservative. (Min. 110 (2016) and Min. 388 (2014).

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**396. Appeals Determined**

Members noted the following:

- i. 16/0370/FUL - High View Caravan Park, Toms Lane, Kings Langley - Appeal 16/0031/REF - dismissed.
- ii. 16/1031/FUL - 129 Toms Lane, Kings Langley - Appeal 16/0048/REF - dismissed.

The meeting closed at 8.48 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 15<sup>th</sup> March 2017

#### Appendix A1

1. **16/2587/FUL** ALPC meeting 11/01/2017  
34 Magnolia Avenue Abbots Langley WD5 0SW - Two storey rear extension and partial garage conversion for Mr Andy Bain.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. **16/2611/AOD** ALPC meeting 11/01/2017  
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Approval of Details: Details pursuant to hybrid planning permission 15/1852/FUL comprising construction of a new permanent workshop building with associated hardstanding, drainage and landscape (Development Area 7) for Mr David Bisoni.  
**ALPC Comment:** No objections but Members would like the addition of more trees and soft landscaping on the land to the west of the acoustic fencing between the development and Southway playing fields.  
**TRDC Decision:** Approved
3. **16/2621/FUL** ALPC meeting 01/02/2017  
26 Railway Terrace Kings Langley WD4 8JB - Single storey rear extension for Mr Jamie Blagden.  
**ALPC Comment:** Members have concerns that the proposed extension could restrict light to the adjoining property.  
**TRDC Decision:** Approved
4. **17/0011/CLPD** ALPC meeting 01/02/2017  
170 Coates Way Garston WD25 9PE - Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights for Mr & Mrs Ayelabola.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Permitted
5. **17/0004/FUL** ALPC meeting 01/02/2017  
22 Edinburgh Drive Abbots Langley WD5 0TU - Construction of part single and part two storey rear extension for Mr & Mrs Reese.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. **16/2708/FUL** ALPC meeting 01/02/2017  
117 Coates Way Garston WD25 9PF - Part two storey side and rear extension, single storey rear extension and raised patio to rear for Mr Saqib Safdar Kayani.  
**ALPC Comment:** Members have concerns about the lack of provision for parking for a six bedroom property.  
**TRDC Decision:** Approved
7. **17/0167/FUL** ALPC meeting 22/02/2017  
18 Upper Highway Abbots Langley WD5 0JF - Single storey rear extension for Mr Mark Campion.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Withdrawn

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Planning applications considered on 15<sup>th</sup> March 2017

Appendix B1

1. 17/0200/RSP Valid date: 15/02/2017  
1 Lodge Close Garston WD25 9BD - Single storey side extension for Mr S Mistry.  
**No objections, but the annex must remain as ancillary accommodation, subordinate to the main property and not become a self contained dwelling.**
2. 17/0224/FUL Valid date: 20/02/2017  
51 Burbridge Road Leavesden WD25 7NA - Conversion of garage into habitable accommodation for Mrs Michelle Maloney.  
**Members regret the loss of the garage in this recently built property and have concerns about the proposed tandem parking arrangements.**
3. 17/0230/FUL Valid date: 20/02/2017  
31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr Y Mizrahi.  
**Members have concerns about the reduction in the available parking as a result of the proposed extension to be built out onto the existing parking area and possible encroachment on the public pavement.**
4. 17/0141/FUL Valid date: 14/02/2017  
14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Part demolition of existing garage, conversion to workshop and installation of new pitched roof for Mr Tim Wright.  
**No objections.**
5. 17/0285/CLED Valid date: 10/02/2017  
Building Adjacent To 2 Home Park House Station Road Kings Langley Hertfordshire WD4 8LL - Certificate of Lawfulness Existing Use: Use of building as a residential dwellinghouse for Mr G Scarlett.  
**Members had insufficient information to make comments.**
6. 17/0354/FUL Valid date: 28/02/2017  
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Minor external amendments to Horseshoe Building including insertion of a ventilation grille, insertion of a new doorway, provision of decking areas, alterations to the main entrance and associated works for Renewable Energy Systems Ltd ..  
**No objections.**
7. 17/0392/FUL Valid date: 24/02/2017  
5 Hillside Close Abbots Langley WD5 0LE - Single storey rear extension and front porch for Mr R Grimes.  
**No objections.**
8. 17/0393/FUL Valid date: 24/02/2017  
60 Tibbs Hill Road Abbots Langley WD5 0ED - Proposed single storey rear and side extension and proposed front porch for Mrs G Jackson.  
**No objections.**
9. 17/0368/FUL Valid date: 03/03/2017  
4 Oriole Close Abbots Langley Hertfordshire WD5 0GH - Construction of new porch for Mrs K Haisman.  
**Members have no objections to the proposed porch but are concerned about any further development of the property to include a loft conversion with front velux rooflights and large rear dormer with Juliet balcony.**

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**10. 17/0342/FUL**

Valid date: 01/03/2017

The Chase 26 Water Lane Kings Langley WD4 8HN - Single storey front, side and rear extensions for Mrs Julia Nash.

**No objections.**