

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

12th July 2018

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, Brenda Kersey, Jane Lay, David Major (Chairman), Robin Powell, Owen Roe (Vice-Chairman), Alison Ward, John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 18th July 2018 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

AGENDA

1. Apologies for Absence

To receive and accept apologies for absence.

2. Declarations of Interest

To receive declarations of interest in items on the agenda.

3. Public Participation

To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.

4. To confirm the Minutes of the Meetings held on

16th May, 6th and 27th June 2018.

5. Planning Decisions from Three Rivers District Council

To note the recent decisions as listed in Appendix A1.

6. Planning Applications as received from Three Rivers District Council

To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.

7. Highways and Transport Matters

To note the following temporary road closures within the parish:

- i. Trowley Rise, Abbots Langley from its junction with Popes Road north eastwards to its junction with Tibbs Hill Road.
- ii. Abbots Road, Abbots Langley from its junction with Gallows Hill north eastwards and south eastwards for a distance of approximately 1554 metres.
- iii. South Way, Abbots Langley from its junction with Essex Lane north eastwards to its junction with the Langley Lane/Abbey Drive roundabout.
- iv. Furtherfield, Abbots Langley from its junction with South Way north westwards

The above closures are needed because works are proposed to be executed on or near the roads.

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If made, the Order shall come into force on 1st August 2018 for a period of up to 18 months but only at the times indicated by signs on or near the road.

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Planning applications decided by Three Rivers District Council Reported on 18th July 2018

Appendix A1

1. 18/0620/FUL ALPC meeting 04/04/2018
87 Gallows Hill Lane Abbots Langley WD5 0DD - Removal of outbuilding and erection of single storey side and rear extension. for Mr and Mrs Fantom.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 18/0756/FUL ALPC meeting 25/04/2018
8 Seabrook Road Kings Langley Hertfordshire WD4 8NU - Proposed new poolhouse outbuilding in lieu of existing outbuilding for Mr Jamie Lambert.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 18/0787/FUL ALPC meeting 16/05/2018
Land Rear of 25 Langley Lane Abbots Langley Hertfordshire WD5 0LS - Demolition of existing garage and construction of replacement double garage for Mr Egan.
ALPC Comment: Members object to this proposal for a new garage agreeing with Highways that the building is not set back far enough to allow safe passage for both pedestrians and traffic along Shirley Road. Any approval should include a condition that the building is retained as a garage in future and continues to be ancillary to the residential dwelling with no subdivision.
TRDC Decision: Approved subject to conditions including that the replacement garage shall not be occupied at any time other than for the purposes of storage of private motor vehicles and shall not be used as an independent dwelling or commercial premises at any time. See TRDC website for full details.
4. 18/0909/RSP ALPC meeting 16/05/2018
121 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Part Retrospective: Extension of existing patio and new raised grass level for Mr K Davari.
ALPC Comment: Members have concerns regarding overlooking and loss of privacy for the adjoining property number 119a.
TRDC Decision: Approved
5. 18/0789/FUL ALPC meeting 16/05/2018
15 Hunters Lane Leavesden WD25 7BA - Alterations to roof form of existing two storey rear extension from pitched roof to crown roof form for Mrs G Want.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 18/0813/FUL ALPC meeting 16/05/2018
52 Broomfield Rise Abbots Langley WD5 0HN - Demolition of existing side extension and erection of replacement single storey side extension, alterations to front porch, alterations to frontage including alterations to front boundary wall and provision of hardstanding for Mr and Mrs Ingleby.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 18/0940/FUL ALPC meeting 16/05/2018
147 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and raised patio to rear for Mr and Mrs Cousins.

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ALPC Comment: No objections.

TRDC Decision: Approved

8. 18/0946/FUL ALPC meeting 16/05/2018
15 and 17 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extensions to numbers 15 and 17 Tanners Hill for Hawkins and Kutsch.
ALPC Comment: Members have concerns that the proposed extension will have an adverse effect on the light to no.19 and that there may be party wall issues with the adjoining properties on either side.
TRDC Decision: Approved
9. 18/0854/FUL ALPC meeting 16/05/2018
67 Royce Grove Leavesden WD25 7GB - Single storey side extension for Mr and Mrs Graham.
ALPC Comment: Members object to this contrived overdevelopment of the plot with provision for only one car for what will become a five bedroomed property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Approved
10. 18/0855/CLPD ALPC meeting 16/05/2018
67 Royce Grove Leavesden WD25 7GB - Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights for Mr and Mrs Graham.
ALPC Comment: Members object to this application which, in conjunction with 18/0854/FUL, results in an overdevelopment of the property in a style which is out of keeping with the area and which would create a top heavy appearance to the dwelling. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Approved
11. 18/0922/RSP ALPC meeting 16/05/2018
10 Gypsy Lane Hunton Bridge WD4 8PR - Retrospective: Construction of raised deck to rear for Mr Vijay Morzaria.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 18/0913/FUL ALPC meeting 16/05/2018
6-11 Tanners Wood Lane Abbots Langley Hertfordshire WD5 0PX - Replacement of windows and external doors for Thrive Homes.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 18/0996/FUL ALPC meeting 06/06/2018
15 Peacock Walk Abbots Langley WD5 0GP - Single storey side and rear extension, alterations to front porch and change to fenestration for Mr Lee Stockwell.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 18/1047/FUL ALPC meeting 06/06/2018
The Bungalow Bell Close Bedmond WD5 0QU - Single storey front extension for Mr And Mrs Cornish.
ALPC Comment: No objections.

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TRDC Decision: Approved

15. 18/0977/FUL

ALPC meeting 06/06/2018

78 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey rear conservatory for Mr Samuel Kirby.

ALPC Comment: No objections.

TRDC Decision: Approved

16. 18/0690/FUL

ALPC meeting 06/06/2018

49 Balmoral Road Abbots Langley WD5 0ST - Two storey side extension and front porch - Revised plans lodged 29/05/2018 for Mr Chad Greatorex.

ALPC Comment: Having considered the amended plans lodged with the reduction in size of the first floor adjoining the public footpath, Members now have no objections to the application.

TRDC Decision: Approved

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Planning applications to be considered on 18th July 2018

Appendix B1

1. **18/1201/FUL** Valid date: 11/06/2018
4 High Street Bedmond WD5 0QR - Two storey side and rear extension and new front porch for Mr G Depiano.
2. **18/1259/OUT** Valid date: 19/06/2018
Daimar Bedmond Road Bedmond WD5 0QE - Outline Application: Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of six detached dwellings and garages (landscaping and appearance reserved) and alterations to access for KLM Properties Ltd.
3. **18/1320/FUL** Valid date: 25/06/2018
224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage with dormer and rooflights and extension to drive for Mr and Mrs Arif Syed.
4. **18/1334/FUL** Valid date: 26/06/2018
8 Keble Terrace Abbots Langley WD5 0NG - Single storey front and rear extensions, alterations to existing porch, first floor side extension and loft conversion including insertion of rooflights for Mr and Mrs Morris.
5. **18/1336/FUL** Valid date: 28/06/2018
58 Tibbs Hill Road Abbots Langley WD5 0ED - Front porch and single storey rear extension for Mr Grant Peberdy.
6. **18/0797/OUT** Valid date: 28/06/2018
Land Adjacent to Coles Farm Chequers Lane Abbots Langley Hertfordshire - Outline Consent: Subdivision of the site and erection of a four bedroom detached dwelling with associated parking and access (appearance and landscaping reserved) for Mr Terry Murphy.
7. **18/1358/FUL** Valid date: 29/06/2018
6 Gypsy Lane Hunton Bridge WD4 8PR - Two storey rear extension and loft conversion including increase in ridge height and insertion of rooflights and extension to raised patio to rear; lower ground floor extension to rear, enlargement of basement accommodation, addition of lightwells to basement, porch in-fill to front elevation and alterations to fenestration for Mr Callan.
8. **18/1362/FUL** Valid date: 02/07/2018
5 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension and patio for Mr and Mrs Clifford.
9. **18/1367/FUL** Valid date: 04/07/2018
56 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part retrospective: Construction of detached outbuilding for Mrs Jo Ray.
10. **18/1402/FUL** Valid date: 05/07/2018
129 Toms Lane Kings Langley WD4 8NX - Single storey front porch extension for Mr and Mrs Richards.
11. **18/1389/FUL** Valid date: 06/07/2018
5 Wadham Road Abbots Langley Hertfordshire WD5 0NH - Demolition of existing side/rear extension and erection of single storey side and rear extension for Mr and Mrs Lester.

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12. 18/1355/CLED Valid date: 06/07/2018
Harthall Acres 60 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Certificate of Lawfulness Existing Use: Conversion of stable to a residential dwelling for Collette Donne.
13. 18/1383/RSP Valid date: 09/07/2018
5-7A College Road Abbots Langley WD5 0NR - Part Retrospective: Alterations to shop front including removal of bay window and erection of single storey front extension and alterations to fenestration detail for Mr Rod Lewis.
14. 18/1432/FUL Valid date: 10/07/2018
130 Abbots Road Abbots Langley WD5 0BL - Two storey side and rear extension for Mr and Mrs OBrien.
15. 18/1439/CLPD Valid date: 10/07/2018
87 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Certificate of Lawfulness for Proposed Development: Loft conversion including hip-to-gable roof extension, rear dormer and installation of second rooflights to front elevation for Mr and Mrs L O'Conner.
16. 18/1313/FUL Valid date: 09/07/2018
Fairways Farm Rear Of 67 Bucknalls Lane Garston WD25 9NE - Variation of condition 10 (Affordable Housing) pursuant to planning permission 16/2076/OUT: To vary the tenure and tenure split of the affordable housing provision for Mr B Johnson.