

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

29th November 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 5th December 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. Planning Decisions from Three Rivers District Council

To note the recent decisions as listed in Appendix A1.

5. 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.

6. Three Rivers Local Plan - Potential Sites Consultation

Following further consideration and enquiries by members, to formulate the committees views and agree comments to be submitted to Three Rivers District Council on the above consultation, on behalf of the Parish Council (Minute 241). Documents can be viewed on TRDC website (Local Plan), with hard copies available at the Parish Council Office and in the public libraries. The consultation period ends on 21st December 2018.

7. Highways and Transport Matters

To note the following temporary road closure within the Parish:

That length of High Elms Lane, Abbots Langley from a point 248 metres south east of its junction with Woodside Road south eastwards for approximately 100 metres, for tree removal works. If the Order is made it shall come into force on 9th January 2019 for a period of up to 18 months, but will only take effect at the times indicated by signs on or near the road, including alternative routes.

8. Appeals

To note the following appeals against refusal of planning permission:

- i. 17/2608/OUT - 9 Lapwing Way, Abbots Langley - Outline Application: Construction of a new two-bedroom detached dwelling associated amenity space, access and parking including demolition of existing garage and landscaping. Ref: APP/P1940/W/18/3213370.
- ii. 18/0237/FUL - 53-55 Cheshire Drive, Leavesden - Demolition of the special needs hostel at 53-55 Cheshire Drive and construction of three storey block of flats of 8 residential units including five two-bed flats, two one-bed flats and one three-bed wheelchair accessible unit with balconies, amenity space and parking. Ref: APP/P1940/W/18/3211399.

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 5th December 2018

Appendix A1

1. 18/1959/RSP ALPC meeting 10/10/2018
108 Abbots Road Abbots Langley WD5 0BH - Part Retrospective: Single storey rear extensions and part two storey rear extension for Mr Gerry Kilbane.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 18/2010/FUL ALPC meeting 10/10/2018
70 High Street Abbots Langley Hertfordshire WD5 0AW - Continued use of the external customer seating area for Mr Neal Tuson.
ALPC Comment: Members have no objections to the continued use of the external customer seating area, however the maximum number of chairs and tables should remain as previously approved under 16/1443/RSP and not be increased to 8 chairs as stated on this current application. Any additional chairs would block the public pavement for pedestrians, mobility scooters, wheelchairs and any other users.
TRDC Decision: Approved with a condition that no more than 3 tables and 5 chairs shall be positioned within the area, to minimise danger, obstruction and inconvenience to users of the highway. For full details see TRDC planning online.
3. 18/1996/FUL ALPC meeting 31/10/2018
Play Area Manor House Recreation Ground Gallows Hill Lane Abbots Langley Hertfordshire - Construction of a new skate park for Mrs Lisa Cook.
ALPC Comment: As Abbots Langley Parish Council are the freeholders of this land, Members made no comments.
TRDC Decision: Approved
4. 18/2056/FUL ALPC meeting 31/10/2018
15 Follett Drive Abbots Langley WD5 0LP - Removal of existing single storey rear extension and construction of new part single, part two storey rear extension; alterations to lower side roof and removal of chimney stack. for Mrs Amy Jones.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 18/2087/FUL ALPC meeting 31/10/2018
10 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Erection of single storey outbuilding for use as an office for Mr Simon Vassiliou.
ALPC Comment: No objections.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications to be considered on 5th December 2018

Appendix B1

1. **18/2254/FUL** Valid date: 15/11/2018
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Variation of Condition 2 (Approved plans) attached to planning permission 18/0770/FUL (Demolition of existing sales building and adjacent workshop and construction of replacement filling station sales building). Variation to include alterations to elevations of shop, repositioning of storage tank vents, increase to size of refuse storage area, and alterations to site layout for Motor Fuel Group.
2. **18/2262/FUL** Valid date: 14/11/2018
69 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and alterations to patio area for Mr and Mrs Stapely.
3. **18/2201/FUL** Valid date: 14/11/2018
Langley Wharf, Unit 6 Railway Terrace Kings Langley WD4 8JE - Change of Use to vehicle repair and MOT centre (Use Class B2) with internal alterations for Mr Russell Fenner.
4. **18/2249/FUL** Valid date: 20/11/2018
32 The Crescent Abbots Langley WD5 0DS - Two storey side and rear extension for Mr Christian Matthews.
5. **18/2283/FUL** Valid date: 21/11/2018
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate 2 residential park homes with associated works to boundary treatment and parking areas for Haulfryn Group Ltd.
6. **18/2286/FUL** Valid date: 21/11/2018
55 Gallows Hill Abbots Langley WD4 8LX - Three storey rear extension including basement, ground floor and first floor level served by rear dormer, first floor rear extension including extension to existing roof to rear, raised terrace above basement level for Mr Richard Finnegan.
7. **18/2238/RSP** Valid date: 22/11/2018
17 Ridgehurst Avenue Leavesden WD25 7AZ - Retrospective: Pitched roof canopy over the front door and front bay window for Ms Debbie Malyan.
8. **18/2280/FUL** Valid date: 22/11/2018
18 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension for Mr Vijit Verma.
9. **18/2306/FUL** Valid date: 23/11/2018
Oaklyn Bedmond Road Bedmond WD5 0RS - Demolition of existing garages and rear conservatory and erection of two storey side with integral garage, single storey rear extensions for Mr and Mrs Springate.
10. **18/2308/FUL** Valid date: 23/11/2018
Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Hertfordshire - Installation of a barrier to private access road and posts and chains to parking spaces 1 to 18 for Hill Farm Business Park.
11. **18/2285/FUL** Valid date: 27/11/2018
6 The Fairway Abbots Langley WD5 0JT - Front porch, single storey rear extension and alterations to patio area for Miss Marina Beckwith and Mr Craig Thomas.