

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

24th January 2019

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 30th January 2019 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**
21st November, 5th and 19th December 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. **Three Rivers District Council - Planning Committee**
To receive a report on the meeting held on 17th January 2019.
8. **A414 Corridor Strategy Consultation**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation. Documents can be viewed at www.hertfordshire.gov.uk/consultations
9. **Hertfordshire County Council**
Following the public engagement exercise at the beginning of 2018, regarding a 20mph zone in Abbots Langley with traffic calming measures in Gallows Hill Lane and High Street, to note the decision by County Council to continue with the proposals. The second consultation stage will now take place from 25th January 2019 for a period of three weeks. Documents can be viewed at www.hertfordshire.gov.uk/trafficorders by selecting Three Rivers and Ref: 658313. Copies of the

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Notice will be erected on the various sites.

10. Highways and Transport Matters

To note the following temporary road closures within the Parish:

- i. That length of Hyde Lane, Nash Mills from a point approximately 1000 metres north east of its junction with Railway Terrace for about 540 metres, except for access, for water main connection works.
- ii. A further length of Hyde Lane, Pimlico from a point 20 metres south west of its junction with Bedmond Road south west for approximately 100 metres, except for access, for gas service works.
- iii. The entire length of Harthall Lane, Bulls Green from its junction with Railway Terrace north east to its junction with Bedmond Road, except for access, for works to be executed on or near the road.

If made, the Orders shall come into force on 25th February 2019 for a period of up to 18 months, but will only take effect at the times indicated by signs on or near the roads.

11. Appeals

To note the following appeals against refusal of planning permission:

- i. 18/1205/FUL - 1 Lauderdale Road, Hunton Bridge - Loft conversion including front, side and rear dormer windows, velux window to side roofslope and single storey side and rear extension to create garden room. Ref: APP/P1940/D/18/3215655.
- ii. 18/1851/FUL - 4 High Street, Bedmond - Two storey side and rear extension and new front porch. Ref: APP/P1940/D/18/3217785.
- iii. 17/2342/PDA - Barn Highland Farm, Hyde Lane, Pimlico - Change of use of existing agricultural barn to a pair of semi-detached residential dwellings. Ref: APP/P1940/X/18/3203113.
- iv. 18/1659/FUL - 8 Seabrook Road, Kings Langley - Change of use of part of paddock to residential curtilage and the installation of 64 solar panels. Ref: APP/P1940/W/18/3218067.

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Planning applications decided by Three Rivers District Council Reported on 30th January 2019

Appendix A1

1. 18/2048/FUL ALPC meeting 21/11/2018
Unit 12 And 13 Langley Wharf Railway Terrace Kings Langley Hertfordshire WD4 8JE - New cladding to front elevation and canopy, roof extension between Units 12 and 13, insertion of rooflights, replacement roller shutters and extension of existing mezzanine floor level to both units. for Mr Steve Mchale.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 18/2199/FUL ALPC meeting 21/11/2018
Unit 1 Kingley Park Station Road Kings Langley Hertfordshire - Erection of 1.8m high security fencing to front forecourt to Unit 1 Kingley Park for Mr Vince Wilcox.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 18/2201/FUL ALPC meeting 05/12/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 18/2249/FUL ALPC meeting 05/12/2018
32 The Crescent Abbots Langley WD5 0DS - Two storey side and rear extension for Mr Christian Matthews.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 18/2286/FUL ALPC meeting 05/12/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 18/2238/RSP ALPC meeting 05/12/2018
17 Ridgehurst Avenue Leavesden WD25 7AZ - Retrospective: Pitched roof canopy over the front door and front bay window for Ms Debbie Malyan.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 18/2280/FUL ALPC meeting 05/12/2018
18 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension for Mr Vijit Verma.
ALPC Comment: No objections.
TRDC Decision: Approved

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8. 18/2308/FUL ALPC meeting 05/12/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 18/2285/FUL ALPC meeting 05/12/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 18/2361/FUL ALPC meeting 19/12/2018
19 Hazelbury Avenue Abbots Langley WD5 0DE - Loft conversion including construction of rear dormer windows and installation of a front rooflight for Mr Robert Stevens.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 18/2377/FUL ALPC meeting 19/12/2018
36 The Crescent Abbots Langley Hertfordshire WD5 0DS - Construction of two storey side extension and part two, part single storey rear extension for Mrs Catherine Dunderdale.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 18/2397/CLPD ALPC meeting 19/12/2018
19 Peacock Walk Abbots Langley WD5 0GP - Certificate of Lawfulness for Proposed Development: Loft conversion including of rear dormer window and insertion of rooflights to front and construction of enclosed front porch for Mr J Gish.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 18/2404/FUL ALPC meeting 19/12/2018
21 Follett Drive Abbots Langley WD5 0LP - Single storey front and rear extension for Mr and Mrs Ward.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 18/2446/FUL ALPC meeting 19/12/2018
18 Orchard Avenue Abbots Langley WD25 7JG - Single storey rear extension for Mr and Mrs Steve Harrington.
ALPC Comment: Members are concerned about this proposed tandem extension which is out of proportion with the existing dwelling and also the possible loss of light to the neighbouring adjoining property.
TRDC Decision: Withdrawn

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Planning applications to be considered on 30th January 2019

Appendix B1

1. **18/2467/FUL** Valid date: 04/01/2019
36 Dowding Way Leavesden WD25 7GA - Single storey rear extension and conversion of garage to habitable accommodation for Mr and Mrs Nolan.
2. **19/0024/FUL** Valid date: 10/01/2019
2 Meadow Way Bedmond WD5 0RD - Single storey rear extension for Mr and Mrs Richard Dunn.
3. **19/0066/FUL** Valid date: 15/01/2019
12 Grand Union Way Kings Langley WD4 8SS - Single storey rear extension for Mr A Reid.
4. **19/0021/FUL** Valid date: 15/01/2019
57 High Street Bedmond WD5 0QP - Ground floor side extension to No. 57 and the internal reconfiguration to both No. 57 and No. 61 to facilitate the creation of a single retail unit for Mr Patel.
5. **18/2537/FUL** Valid date: 17/01/2019
27 Gable Close Abbots Langley WD5 0LD - Conversion of semi detached house into two two bedroom flats with associated parking for Mr P Realmuto.
6. **19/0059/FUL** Valid date: 17/01/2019
Play Area Leavesden Country Park College Road Abbots Langley Hertfordshire - District Council Application: Refurbishment of existing play area including the construction of new play equipment for Mrs Lisa Cook.
7. **19/0019/FUL** Valid date: 16/01/2019
12 Dellmeadow Abbots Langley Hertfordshire WD5 0BA - Two storey front extension for Mrs Rebecca Noori.
8. **19/0042/FUL** Valid date: 21/01/2019
2 and 3 Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Refurbishment of Blocks B, C and E of the existing B1 office building, comprising the installation of glass rooflights on the central atria, installation of infrastructural plant units and associated ducting, and new security fencing at ground floor to provide private amenity space between blocks for ASOS.com Limited.
9. **19/0100/FUL** Valid date: 22/01/2019
70 Toms Lane Kings Langley WD4 8NB - Two-storey side extension, single storey rear extension, single storey front extension (porch), reduction in size of existing garage and internal alterations for Mr and Mrs Gladman.
10. **19/0126/FUL** Valid date: 23/01/2019
Oaklyn Bedmond Road Bedmond WD5 0RS - Proposed single storey side and rear extensions following demolition of existing conservatory to rear and garages to side for Mr and Mrs Springate.