

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 9th January 2019 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 Brenda Kersey
Councillor Jane Lay
Councillor Alison Ward

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

293. Apologies for absence

Apologies were received, accepted and recorded from Councillors John Wyatt and Robin Powell (both unavailable).

294. Declarations of interest

Councillor Owen Roe declared an interest in agenda item Appendix B1. 3. planning application 18/2408/RSP and left the room during the discussion.

295. Public participation

Mr Ron Jenkins attended the meeting and signed in to speak on Item 3, Appendix B1, planning application 18/2408/RSP.

296. Planning Decisions from Three Rivers District Council

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

297. Planning Applications as received from Three Rivers District Council

The Chairman varied the agenda and invited Mr Jenkins to speak against planning application 18/2408/RSP - extension to existing car park on land adjacent to 2-3 Station Road, Kings Langley. Committee Members felt there were no special circumstances to justify the loss of green belt. Mr Jenkins then left the meeting.

The remaining planning applications were discussed by Members who **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

298. Three Rivers District Council - Planning Committee

Councillor Owen Roe will attend the meeting on 17th January and Councillor Jean Bowman the following one on 14th February 2019.

299. Benches - Bedmond Area

Potential locations for additional benches in the area were suggested which will be referred to the Works Manager to assess the suitability of the sites (mins. 221. and 271.)

300. Highways and Transport Matters

Members noted the future road closure of various lengths of Woodside Road, College Road, Harlech Road and Arundel Road, Abbots Langley.

The meeting closed at 9.10 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 9th January 2019

Appendix A1

1. **18/2128/FUL** ALPC meeting 31/10/2018

Land Adjacent To 1 - 8 Adrian House Adrian Road Abbots Langley Hertfordshire - Variation of Condition 2 (Plan Numbers) of planning permission 17/1843/FUL to include erection of new bin store, removal of rear outbuilding, refuse and recycling arrangements, Construction Management Plan, drainage details and addition of solar photovoltaic panels for Mr Jon Gomme.

ALPC Comment: Members are aware there may be ownership issues relating to this application. They agreed that the proposed bin collection area located in front of the new property in Adrian Road is inappropriate, of an insufficient size to accommodate the waste bins and also should be resited within the curtilage of Adrian House. Members had no objections to the new bin store building subject to legal agreement regarding land ownership.

TRDC Decision: Approved with conditions, see TRDC planning online for full details.
2. **18/2141/FUL** ALPC meeting 21/11/2018

54 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey rear extension for Mrs and Mrs Bazell.

ALPC Comment: Members have concerns about the proposed log burner and the potential pollution issues, also the possible loss of light to the adjoining property number 53. There are party wall issues which are a civil matter.

TRDC Decision: Approved
3. **18/1888/FUL** ALPC meeting 21/11/2018

Montrose 111 Toms Lane Kings Langley WD4 8NP - Change of use of part dwelling and hostel to single dwellinghouse (Use Class C3) for Monro.

ALPC Comment: No objections.

TRDC Decision: Approved
4. **18/2254/FUL** ALPC meeting 05/12/2018

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.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **18/2262/FUL** ALPC meeting 05/12/2018

69 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and alterations to patio area for Mr and Mrs Stapely.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 9th January 2019

Appendix B1

1. **18/2276/FUL** Valid date: 12/12/2018
4A School Mead Abbots Langley WD5 0LB - Subdivision of the site and the construction of a detached dwelling fronting Gable Close with associated vehicular access, parking and landscaping for Mr Khalid Hussain.
Following refusal of the previous application, Members still feel this is a contrived overdevelopment of the plot with no parking provided for the existing property 4A. If approved, the proposed demolition of the existing "historic" extension to create a larger amenity area must be fulfilled.
2. **18/2382/FUL** Valid date: 11/12/2018
5-7A College Road Abbots Langley WD5 0NR - Part Retrospective: Change of use of existing outbuilding from storage (Class B8) to a retail showroom (Class A1), replacement of existing single storey conservatory with single storey rear extension and alterations to fenestration detail for Mr Rod Lewis.
No objections.
3. **18/2408/RSP** Valid date: 11/12/2018
Land Adjacent 2 - 3 Station Road Station Road Kings Langley Hertfordshire - Part Retrospective: Extension to existing car park, erection of access gate, external lighting and of 6.5 metre CCTV pole and close boarded timber fencing for Pure Bricks Ltd.
The committee are concerned about the loss of green belt land and that no special circumstances have been demonstrated to justify the need for further car parking for Concept House.
4. **18/2469/FUL** Valid date: 19/12/2018
42 Tudor Manor Gardens Garston WD25 9TQ - Single storey side extension, first floor rear extension and internal alterations for Mr and Mrs P Chisholm.
No objections.
5. **18/2464/FUL** Valid date: 18/12/2108
62 Kindersley Way Abbots Langley WD5 0DQ - Two storey side extension, two storey and single storey rear extension and provision of a rear patio area, front porch and creation of a driveway for Mr and Mrs Davies.
No objections.
6. **18/2492/FUL** Valid date: 19/12/2018
2 Fernhills Hunton Bridge WD4 8PT - Single storey front extension, two storey rear extension, alterations to fenestration detail and internal alterations for Mr P Mitchell.
No objections.
7. **18/2527/FUL** Valid date: 24/12/2018
11 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Two storey side extension for Mr Terry Strange.
No objections.
8. **18/2545/ADV** Valid date: 24/12/2018
Warner Bros. Studio Tour London Studio Tour Drive Leavesden Watford Hertfordshire WD25 7LR - Advertisement Consent: 7 x externally illuminated advertising posters, 1 x externally illuminated Warner Bros shield and fibre glass lettering for Mr David Bioni.

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Members object to this application for yet further enormous, overpowering and illuminated advertising posters in this area opposite a residential development. They are of the view that there is already sufficient signage for the studios.

9. 18/2524/FUL

Valid date: 21/12/2018

25 Harthall Lane Kings Langley WD4 8JW - Single storey rear extension for Mr and Mrs Tetsall.

No objections.

10. 18/2529/FUL

Valid date: 04/01/2019

37 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Conversion of garage to habitable accommodation for Mr P Butcher.

Members object to the visual effect of the proposed cladding, in place of the existing garage door, which is not in keeping with the property.

11. 19/0018/FUL

Valid date: 04/01/2019

11 Toms Lane Kings Langley WD4 8NA - Single storey side and rear ground floor extension with connection to converted garage, first and second floor rear extension with associated alterations and enlargements to roof and alterations to fenestration for Mr and Mrs McHugh.

Members have no objections to the proposed extensions but are concerned that they appear to be over the 40% guidance for properties within the green belt.