

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 30th 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 Jane Lay
Councillor Robin Powell
Councillor Alison Ward

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

328. Apologies for absence

Apologies were received, accepted and recorded from Councillors Brenda Kersey and John Wyatt.

329. Declarations of interest

Councillor Jean Bowman declared an interest in agenda item Appendix B1. 4. planning application 19/0021/FUL; Councillor David Major declared an interest in Appendix B1. 6. application 19/0059/FUL, being a District Councillor for Abbots Langley and Bedmond Ward and took no part in the discussions on these items.

330. Public participation

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

331. To confirm the Minutes of the previous meeting

It was proposed by Councillor Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 21st November, 5th and 19th December 2018, 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.

332. Planning Decisions from Three Rivers District Council

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

333. 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.

334. Three Rivers District Council - Planning Committee

Councillor Owen Roe attended the meeting held on 17th January at which the following planning applications within the Parish were discussed:

- i. 18/1034/OUT - Demolition of existing college building and redevelopment for a residential development of up to 65 flats at West Herts College, Home Park Mill Link Road, Station Road, Kings Langley WD4 8LZ, which was carried by the committee.
- ii. 18/2377/FUL - Construction of two storey side extension and part two, part single storey rear extension at 36 The Crescent, Abbots Langley, which was approved.

335. A414 Corridor Strategy Consultation

Members agreed to defer full discussions on the consultation until the next meeting to allow more time to examine the documents.

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336. Hertfordshire County Council

The majority of Committee Members still feel that the 20 mph zone proposals will not be an improvement to the area, based on the experience of other authorities, some of whom are removing restrictions and calming measures as no increase in safety has resulted.

If the proposals do go ahead Members suggest that the zone should be extended further south down Gallows Hill Lane past Breakspeare School to the pelican crossing by Hazelwood Lane and also further north along High Street to the bend by Margaret House.

Members also felt safety would be improved with the introduction of a raised table for the High Street pedestrian crossing together with enhanced lighting levels for the belisha beacons. The Officer to submit these comments to HCC on behalf of the Parish Council.

337. Highways and Transport Matters

Members noted 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 roadworks.

338. Appeals

Members noted 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.

The meeting closed at 8.40 pm.

Signed: _____

Dated: _____

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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 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.
No objections.
2. **19/0024/FUL** Valid date: 10/01/2019
2 Meadow Way Bedmond WD5 ORD - Single storey rear extension for Mr and Mrs Richard Dunn.
No objections providing this proposed extension in conjunction with the previous extension does not exceed the 40% guidance for properties within the green belt.
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.
No objections.
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.
No objections subject to the freeholders permission and that the proposed extension to the side of number 57 is constructed in keeping with the existing building.
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.
Members object to this contrived overdevelopment including the disproportionate ground floor extension and loft conversion. The proposed parking arrangements would be hazardous to pedestrians using the public footpath, two spaces is inadequate for two separate two bedroomed properties and the resultant loss of the public green space and existing hedge would be detrimental to the character of the area.
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.
No objections.
7. **19/0019/FUL** Valid date: 16/01/2019
12 Dellmeadow Abbots Langley Hertfordshire WD5 0BA - Two storey front extension for Mrs Rebecca Noori.
No objections.
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.
No objections.

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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.

Members object to this proposal as the first floor element of the side extension is too close to the neighbouring boundary and the increase in the footprint of the original dwelling is well in excess of the 40% guidance for properties within the green belt.

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.

Members have no objections providing the proposed extensions do not exceed the 40% guidance for properties within the green belt.