

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

20th May 2015

To Members of the Planning and Highways Committee

Councillors: Sara Bedford, Liz Burns, Alex Michaels, Owen Roe

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 27th May 2015 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below. This is the rearranged meeting scheduled for 20th May 2015.

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**
18th March, 8th and 29th April 2015.
5. **Planning Decisions from Three Rivers District Council**
To receive a report of 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 confirm Members attendance at the above meeting on 18th June 2015.
8. **Highways and Transport Matters**
To note the following temporary road closures within the Parish:
 - i. Gallows Hill Lane, Abbots Langley from its junction with Gallows Hill eastwards to its junction with Hazelbury Lane, except for access. The section of road will be closed between the hours of 9:30 am and 3:30 pm on Tuesday 26th May 2015, when signs are in place. An alternative signed route will be provided.
 - ii. St Albans Lane, Bedmond from its junction with Bedmond Lane south westwards to its junction with Sergehill Lane and also Sergehill Lane, Bedmond from its junction with Whitehouse Lane north eastwards and south eastwards to its junction with Whitehouse Lane. The lengths of roads will each be closed between 10:00 am and 2:00 pm on Sunday 14th

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June 2015, when signs are in place. The purpose of the Order is to ensure public safety and prevent accidents for the duration of the St Albans Half Marathon.

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Planning applications decided by Three Rivers District Council Reported on 27th May 2015

Appendix A1

1. 15/0431/RSP ALPC meeting 18/03/2015
56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Part Retrospective: Retention of livestock building with reduced ridge height and as part of a smallholding for Mrs Elaine Ferrazano.
ALPC Comment: Members object to this retrospective application considering it to be overdevelopment in the green belt, with the new outbuilding/barn considerably larger than the original, even with this proposed reduction in height. They are concerned about the impact on the neighbours due to the increase in overall size and height and feel a condition should be made that the building is used solely for livestock and not residential accommodation.
TRDC Decision: Approved with Conditions - See TRDC Planning Online
2. 15/0535/FUL ALPC meeting 08/04/2015
Verulam Nursery Harthall Lane Kings Langley Hertfordshire HP3 8SE - Demolition of existing dwelling and outbuildings and construction of replacement dwelling with associated hardstanding and landscaping for Mr Gennaro Depiano.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 15/0493/FUL ALPC meeting 08/04/2015
4 Austin Villas Woodside Road Abbots Langley Watford Hertfordshire WD25 0GD - Creation of vehicular access and on-site parking for Mr C Smith.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 15/0508/FUL ALPC meeting 08/04/2015
Land adjacent to 35 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA - Erection of detached 3 bedroom dwelling with associated access, driveway and landscaping for Hillier Hopkins.
ALPC Comment: Members object to this cramped development which will create a terracing effect. They have concerns regarding the safety of the access/egress on the bend in the road; the gravel surface of the drive/parking area and the loss of the garage.
TRDC Decision: Approved with Conditions - See TRDC Planning Online
5. 15/0436/FUL ALPC meeting 08/04/2015
53 Cheshire Drive Leavesden Hertfordshire WD25 7GP - Conversion of 53-55 Cheshire Drive from a special needs hostel to two two-bed flats and one two-bed maisonette within internal and external alterations including alterations to fenestration and subdivision of the amenity space for Origin Housing Ltd..
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications to be considered on 27th May 2015

Appendix B1

1. **15/0786/FUL** Valid date: 22/04/2015
65 Toms Lane Kings Langley Hertfordshire WD4 8NJ - Demolition of existing bungalow and erection of detached bungalow with integral garage including alterations to land levels and associated parking and landscaping for Mr And Mrs J Cornell.

2. **15/0824/HCR3** Valid date: 23/04/2015
Abbots Langley Primary School Parsonage Close Abbots Langley Hertfordshire WD5 0BQ - Herts County Council Regulation 3 Application: Installation of new bay modular classroom and creation of four additional car parking spaces for Mrs Jacqueline Nixon.

3. **15/0709/FUL** Valid date: 21/04/2015
67A Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Demolition of existing single storey side extension and garage, subdivision of the plot and erection of a new detached two storey dwelling with accommodation in roofspace served by dormers and rooflights and creation of new vehicular access and parking to serve No.67A for Mr Steve Toms.

4. **15/0814/FUL** Valid date: 23/04/2015
38 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EB - Demolition of existing porch and erection of new porch; new single and two storey rear extension with patio for Ms Katherine & Mr Trevor Brooks & Webb.

5. **15/0787/FUL** Valid date: 23/04/2015
10 Merlin Way Leavesden Hertfordshire WD25 7GJ - Part single, part two storey rear extension for Mr Sanjeeb Airy.

6. **15/0646/FUL** Valid date: 27/04/2015
Berry Bushes Farm Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RW - Two storey side extension, new entrance door with external canopy, internal alterations and alterations to fenestration for Mr A Crawley.

7. **15/0840/FUL** Valid date: 27/04/2015
94 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Single storey side infill extension to connect detached garage to dwelling, single storey front and side extension, part two storey and part first floor side extension over existing garage and conversion of garage for Mrs Mena Loia.

8. **15/0815/FUL** Valid date: 01/05/2015
16 Church Hill Bedmond Abbots Langley WD5 0RN - Alterations to frontage to create parking spaces and creation of vehicular access for Mr And Mrs Robert Harman.

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9. 15/0714/FUL Valid date: 05/05/2015
Land Adjacent Little Kenwood Harthall Lane Kings Langley Hertfordshire - Construction of open sided barn for hay/straw storage with associated vehicle access, hardstanding and erection of gate for Mr Dan Shelley.
10. 15/0855/FUL Valid date: 05/05/2015
102 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Single storey rear extension with raised platform to rear and replacement outbuilding for Ms Susan Klapa.
11. 15/0790/FUL Valid date: 06/05/2015
62 The Crescent Abbots Langley Hertfordshire WD5 0DS - First floor side and rear extension and rebuilding of front porch for Mr James Nolan.
12. 15/0911/FUL Valid date: 08/05/2015
62 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side and single storey side and rear extensions for Mr A Forbes.
13. 15/0887/FUL Valid date: 07/05/2015
101 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - First floor side and single storey rear extension for Mr And Mrs A Bartlett.
14. 15/0905/FUL Valid date: 12/05/2015
25 Gallows Hill Abbots Langley Hertfordshire WD4 8PG - Raised deck and patio to rear for Mr L Giles.
15. 15/0819/FUL Valid date: 11/05/2015
6 Parnell Close Abbots Langley Hertfordshire WD5 0DZ - Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane for Ms Stacey Brown.
16. 15/0912/FUL Valid date: 11/05/2015
20 Arundel Road Abbots Langley Hertfordshire WD5 0TP - Single storey rear extension for Mrs O'Shea.
17. 15/0955/FUL Valid date: 12/05/2015
60 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Proposed first floor side extension and conversion of garage for Mr Zafer Karakus.
18. 15/0854/FUL Valid date: 13/05/2015
11 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey side extension and conversion of garage into habitable accommodation for Mrs Annie Downes.