

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

23rd June 2016

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, David Major (Chairman), Leslie Proctor, Owen Roe (Vice-Chairman).

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 29th June 2016 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. **Pope Adrian IV - Bedmond Signage**
To consider the proposed design of the new signs for Bedmond, commemorating the birthplace of the only English Pope, (Minute 226. 2015-2016) and to note the latest correspondence from Hertfordshire County Council.
7. **Highways and Transport Matters**
 - i. To consider the formal consultation taking place between 24th June and 16th July, for new double yellow lines and parking bays in parts Old Mill Road, Hunton Bridge. Site notices will be erected on lamp columns on 22nd June 2016.
 - ii. To note the temporary closure of Follett Drive, Abbots Langley on Sunday 17th July 2016 between 1.00pm and 7.00pm for the duration of a "Residents Street Party".
8. **Appeals**
To note the appeal against refusal of planning permission 16/0071/FUL - 112 Abbots Road, Abbots Langley. Appeal ref: APP/P1940/D/16/3150106.

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Planning applications decided by Three Rivers District Council Reported on 29th June 2016

Appendix A1

1. 16/0734/FUL ALPC meeting 27/04/2016
60 Toms Lane Kings Langley Hertfordshire WD4 8NB - Proposed two storey side and single storey front and rear extensions for Mr D Nichols.
ALPC Comment: Members are concerned that the proposal is too large and may contravene the 40% guidance for properties within the green belt.
TRDC Decision: Approved
2. 16/0807/RSP ALPC meeting 27/04/2016
69 Trowley Rise Abbots Langley WD5 0LN - Part Retrospective: Two storey and single storey side and rear extensions and alterations to front drive and loft conversion including rear dormer for Mr and Mrs Jon Tankard.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 16/0800/FUL ALPC meeting 27/04/2016
77 Toms Lane Kings Langley WD4 8NJ - New pitched roof over existing single storey rear extension and installation of rooflights for Mr Alex Michaels.
ALPC Comment: Members noted this application. They declined to make any comments as the applicant is an elected Parish Councillor and a Member of this Planning and Highways Committee.
TRDC Decision: Approved
4. 16/0860/FUL ALPC meeting 27/04/2016
81 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension for Mrs Camilla Hanson.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 16/0668/FUL ALPC meeting 27/04/2016
8 Mutchetts Close Garston Hertfordshire WD25 9TS - Proposed single storey rear extension, first floor side extension, front porch and garage conversion for Mr Tomasz Stefanski.
ALPC Comment: Members are concerned about the boundary to boundary aspect of this proposed development for the ground and first floors. They understand that there could be a CLPD application in the future for conversion of the loft with dormer windows, to which they would object, due to the lack of parking in the area and the loss of the garage with this current application.
TRDC Decision: Approved
6. 16/0835/FUL ALPC meeting 27/04/2016
18 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU - Variation of Conditions 2 (Plans), 6 (Windows) and 8 (Balcony) and removal of Condition 7 (Rooflights) of planning permission 14/2119/FUL including alterations to access, scale, appearance, layout and landscaping for Andrews.
ALPC Comment: No objections.
TRDC Decision: Approved

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7. 16/0842/FUL ALPC meeting 18/05/2016
3 Langley Road Abbots Langley WD5 0EH - Erection of replacement outbuilding for Ms Sarah Woodgate.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 16/0427/FUL ALPC meeting 18/05/2016
35 The Fairway Abbots Langley Hertfordshire WD5 0JX - Change of use of land for parking and construction of new vehicular access and hardstanding to front of property for Mrs Kathleen Callon.
ALPC Comment: No objections, subject to an easement with HCC. Members would prefer a permeable or grasscrete surface and not tarmac as proposed.
TRDC Decision: Approved
Note: Approval granted after submission of amended plans for driveway to be constructed using grasscrete paving.
9. 16/0815/FUL ALPC meeting 18/05/2016
46 Toms Lane Kings Langley Hertfordshire WD4 8NB - First floor side extension for Mr And Mrs Bailey.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 16/0839/FUL ALPC meeting 18/05/2016
18 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PZ - Loft conversion including first floor rear extension to create crown roof; front, side and rear dormers including juliet balconies to rear dormer; rooflights and replacement roof tiles for Ms Tracy Metcalfe.
ALPC Comment: Members object to this application feeling it is overdevelopment of the site with contrived impractical parking spaces and that the juliette balconies could create overlooking of the neighbouring properties.
TRDC Decision: Approved
11. 16/0417/FUL ALPC meeting 18/05/2016
Farm Cottage East Lane Abbots Langley Hertfordshire WD5 0NY - Refurbishment and replacement of two storey side extension with associated landscaping including gates, fencing and raised terrace and creation of new vehicular access for Mr Shane Lanigan.
ALPC Comment: No objection, providing the application does not exceed the 40% guidance for properties within the green belt.
TRDC Decision: Approved
12. 16/0940/FUL ALPC meeting 18/05/2016
Amicitia 17 Greenways Abbots Langley Hertfordshire WD5 0EU - Construction of replacement outbuilding within rear garden for Mr Peter Warman.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications to be considered on 29th June 2016

Appendix B1

1. 16/1058/FUL Valid date: 31/05/2016
23 The Maltings Hunton Bridge Kings Langley Hertfordshire WD4 8QL - Single storey rear extension for Mr K Hill.

2. 16/1119/FUL Valid date: 01/06/2016
15 Bridge Road Hunton Bridge WD4 8RQ - Demolition of utility room and construction of a single storey rear extension. for Mr Eduardo Queralto.

3. 16/1165/FUL Valid date: 08/06/2016
18 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of no. 18 Gallows Hill Lane and construction of four detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access for Thorne Barton Estates Ltd.

4. 16/1014/FUL Valid date: 06/06/2016
18 Spur Close Abbots Langley WD5 0PE - Installation of front dormer window for Adam Oliver.

5. 16/1186/FUL Valid date: 03/06/2016
50 Breakspeare Road Abbots Langley WD5 0EP - Replacement detached garage for Mr J MacDonald.

6. 16/1041/FUL Valid date: 27/05/2016
Garages The Garth Abbots Langley Hertfordshire - Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms for Watford Community Housing Trust.

7. 16/1016/FUL Valid date: 13/06/2016
Bramblewood Harthall Lane Kings Langley Hertfordshire WD4 8JN - Single storey side extension, single storey side garage extension and alterations to roof of garage including increase in ridge height and insertion of solar panels for Mr and Mrs Robinson.