

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

17th November 2016

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 23rd November 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. **To confirm the Minutes of the Meetings held on**
21st September, 12th October and 2nd November 2016.
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 November 2016.
8. **Consultation - Transport Vision 2050**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above public consultation on a new Local Transport Plan for Hertfordshire. Documents can be viewed at: www.hertfordshire.gov.uk/transportvision2050.
9. **Budget 2017-2018**
To discuss projects for the year and finalise the committee's budget. (Min 218.)
10. **Highways and Transport Matters**
To note the following temporary road closures within the Parish:
 - i. Hyde Lane, Nash Mills from a point 70 metres north east of its junction with Lower Road

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north eastwards for a distance of approximately 20 metres, for gas connection works. If made, the Order shall come into force on 21st November 2016 for a period of up to 18 months, when signs are in place.

- ii. Bucknalls Lane, Garston from its junction with Lemonfield Drive north eastwards to its junction with St Stephen Public Bridleway No.008, a distance of approximately 86 metres, for the replacement of existing water mains. If made, the Order shall come into force on 25th November 2016 for a period of up to 6 months, when signs are in place.
- iii. Upper Highway, Abbots Langley from its junction with Hamilton Road south eastwards to its junction with Hunton Bridge Hill, a distance of approximately 392 metres, for roadworks. If made, the Order shall come into force on 1st December 2016 for a period of up to 18 months, when signs are in place.
- iv. Chequers Lane, Abbots Langley from its junction with East Lane north eastwards and south eastwards to its junction with A405 North Orbital Road, a distance of approximately 1230 metres, for the replacement of existing telegraph poles. If made, the Order shall come into force on 30th November 2016 for a period of up to 18 months, when signs are in place.

11. Appeals

To note the following against refusal of planning permission:

- i. 14/2495/FUL and 15/0553/OUT - 18 Gallows Hill Lane and land behind, Abbots Langley: Erection of four dwellings and demolition of and use of the site for residential development. Appeal refs: APP/P1940/W/15/3027445 and 3127859.
- ii. 1 Bridge Road, Hunton Bridge - Enforcement Notice - The application of roughcast white render to all external elevations of the dwellinghouse. Appeal ref: APP/P1940/C/16/3158168.

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Planning applications decided by Three Rivers District Council Reported on 23rd November 2016

Appendix A1

1. 16/1755/RSP ALPC meeting 21/09/2016
Land Adjacent 2 - 3 Station Road Station Road Kings Langley Hertfordshire - Part Retrospective: Extension to car park including installation of ancillary equipment for Fraser Investment Holdings Ltd.
ALPC Comment: No objections subject to agreement over ownership of land.
TRDC Decision: Approved
2. 16/1909/FUL ALPC meeting 21/09/2016
3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 16/1908/LBC ALPC meeting 21/09/2016
3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 16/1860/FUL ALPC meeting 12/10/2016
8 Royce Grove Leavesden WD25 7GD - Single storey rear extension and alterations to roof of existing garage for John and Hilary Smith.
ALPC Comment: Members have concerns about the proposed extension restricting the light to the adjoining property number 6.
TRDC Decision: Approved
5. 16/1940/FUL ALPC meeting 12/10/2016
Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Application to discharge Section 106 Obligation for planning permission 8/352/88 (Change of use of store to elderly relative annexe) for use of annexe as separate and independent residential dwelling for Mr and Mrs L Ugula.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 16/1883/FUL ALPC meeting 12/10/2016
Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - External hard and soft landscaping works to include parking and raised patio areas, demolition of existing garages and erection of a detached studio/storage building, timber pergola, bike stores and smoking area, extent ion of retaining wall and installation of a new electric traffic barrier and entry system for Mr Anthony Moss.
ALPC Comment: No objections.
TRDC Decision: Approved

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7. 16/1939/FUL

ALPC meeting 12/10/2016

9 Arundel Road Abbots Langley WD5 0TP - Two storey side extension for Mr Gillo.

ALPC Comment: Members have concerns about the two storey extension up to the footpath and whether there is sufficient parking for a four bedroom property in this congested area.

TRDC Decision: Approved

8. 16/1991/FUL

ALPC meeting 12/10/2016

80 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolish existing side extensions and construction of single storey side extensions, part single part two storey rear extension, loft conversion including side dormer and rooflights and render ground floor front elevation for Mr A O'Brien.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications to be considered on 23rd November 2016

Appendix B1

1. **16/2224/ADV** Valid date: 24/10/2016
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Advert
Consent: Retention of internally illuminated fascia sign to ATM for Notemachine UK Ltd.

2. **16/2104/FUL** Valid date: 24/10/2016
Grand Union Canal Lower Road Nash Mills Hertfordshire - Rerouting of pipeline beneath the Grand Union Canal and removal of existing above ground pipe-bridge for British Pipeline Agency (BPA).

3. **16/2170/FUL** Valid date: 25/10/2016
Evergreen Football Club South Way Abbots Langley WD5 0JL - Single storey side and rear, and single storey front extensions; internal alterations; replacement cladding to building, external lighting and retaining wall for Evergreen Football Club.

4. **16/2172/FUL** Valid date: 25/10/2016
Bell Lane Farm Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Two storey rear extension and hip to gable roof extension for Mr D Kenneally.

5. **16/1948/FUL** Valid date: 24/10/2016
Sharnbrook Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Two storey rear extension with balcony to rear, alterations to roof including increase in ridge height and raised patio to rear for Mr Len Smith.

6. **16/2208/FUL** Valid date: 31/10/2016
2 The Fairway Abbots Langley Hertfordshire WD5 0JT - Two storey side extension, single storey rear extension and erection of front porch with pitched roof over the porch and existing front bay for Mr and Mrs David Woolner.

7. **16/2286/FUL** Valid date: 02/11/2016
18 Gallows Hill Lane Abbots Langley 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.

8. **16/2285/OUT** Valid date: 02/11/2016
18 Gallows Hill Lane Abbots Langley WD5 0DA - Outline Application: Demolition of and use of 18 Gallows Hill Lane and land behind for residential development (all matters reserved) for Thorne Barton Estates Ltd MacGregor.

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9. 16/2220/FUL Valid date: 31/10/2016
38 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Two storey side and rear extension and single storey front and rear extensions for Mr S Alderson.
10. 16/2207/RSP Valid date: 08/11/2016
53 Orchard Avenue Abbots Langley WD25 7JG - Part Retrospective: Single storey rear extension for Mr Grant Bargh.
11. 16/2312/FUL Valid date: 08/11/2016
81 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey front and side extension and alterations to fenestration for Mr Ben Harbrow.
12. 16/2097/FUL Valid date: 09/11/2016
17 And 19 Hazelwood Lane Abbots Langley WD5 0JA - Joint application: Single storey front, side and rear extensions to numbers 17 and 19 Hazelwood Lane for Mr Phillip Gollins.
13. 16/2352/FUL Valid date: 08/11/2016
80 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey side extension for Mr Gary Powell.
14. 16/2258/FUL Valid date: 09/11/2016
26 Dowding Way Leavesden WD25 7GA - Single storey rear extension, insertion of front and rear dormers over garage and part conversion of garage into habitable accommodation for Mr and Mrs D Adonis.
15. 16/2359/FUL Valid date: 10/11/2016
38A Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Single storey rear extension. for Mrs C Popeck.
16. 16/2175/FUL Valid date: 11/11/2016
Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Subdivision of the site and the construction of a two storey detached dwelling with basement level and associated access and construction of detached garage to serve existing dwelling for Mr Paul Brennan.
17. 16/2136/FUL Valid date: 10/11/2016
123 Abbots Road Abbots Langley WD5 0BJ - Demolition of existing conservatory, erection of two storey front extension, single storey rear extension and new front porch for Mr and Mrs Shilu and Anuja Patel.
18. 16/2223/RSP Valid date: 11/11/2016
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Retrospective: The retention of stand alone ATM for Notemachine UK Ltd.