

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 4<sup>th</sup> February 2015 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major  
Vice-Chairman: Councillor Owen Roe  
Councillors: Councillor Jean Bowman  
Councillor Derryck Croker  
Councillor Gloria Keaveny  
Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**342. Apologies for absence**

There were no apologies for absence.

**343. Declarations of interest**

There were no declarations of interest.

**344. Public participation**

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

**345. Planning Decisions from Three Rivers District Council**

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

**346. 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.

**347. Three Rivers District Council - Planning Committee**

Councillor Gloria Keaveny attended the meeting on 22<sup>nd</sup> January 2015 and reported on planning application 14/2399/FUL - 40 Edson Close, Leavesden, which was approved.

**348. Appeals**

Members noted the decision by the Planning Inspectorate that the appeal against the refusal to grant planning permission 13/0919/RSP - 56 Harthall Lane, Kings Langley, WD4 8JH, had been dismissed.

**349. Change of Use - 5 Langley Parade, Langley Road**

Members noted the correspondence from the Local Planning Authority that 5 Langley Parade will be changing its use from Class A1 (retail) to Class A2 (Estate Agent) for a temporary period of two years starting on 23<sup>rd</sup> February 2015.

The meeting closed at 8.44 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 4<sup>th</sup> February 2015

#### Appendix A1

1. 14/2202/FUL ALPC meeting 03/12/2014  
44 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Two storey side and rear extension for Mr D Stowe.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. 14/2043/FUL ALPC meeting 03/12/2014  
56 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Conversion of garage to habitable accommodation and provision of additional hardstanding to frontage for Mr Stephen Hodges.  
**ALPC Comment:** Members object to this application, the loss of the garage and green garden area on this brand new estate. If approved then the new parking space should have a permeable surface and not be just an extension of the existing block paving.  
**TRDC Decision:** Approved
3. 14/2267/CLED ALPC meeting 03/12/2014  
7 Hillside Close Abbots Langley Hertfordshire WD5 0LE - Certificate of Lawfulness Existing Use: Single storey rear extension and front porch for Mr I Compton.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The works within Class A of Part 1 Schedule 2 of the Town and Country (General Permitted Development) Order 1995 (or any other revoking and re-enacting that order with or without modification) comprise development within the meaning of section 55(1) of the Town and Country Planning Act 1990. Permission for these works cannot be granted by virtue of Article 3 of the Town and Country Order 1995 as the works do not fall within the conditions as set out in Class A of that order.
4. 14/2119/FUL ALPC meeting 17/12/2014  
18 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU - Erection of three new detached houses with accommodation in the roof space each with private garden, shared central courtyard and detached outbuildings and creation of new vehicular access to allow for a new driveway and access from Hunton Bridge Hill for Mr Neal Bartlett.  
**ALPC Comment:** Members object to this application which is out of keeping and an overdevelopment of this plot. They have concerns with regard to the safety of the access onto the busy road and the arrangements for storage and collection of refuse.  
**TRDC Decision:** Approved
5. 14/2210/FUL ALPC meeting 17/12/2014  
22 Creasy Close Abbots Langley Hertfordshire WD5 0HS - Loft conversion including rear dormer and front rooflight for Mr Dean Tomlinson.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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6. 14/2307/FUL ALPC meeting 17/12/2014  
22 Popes Road Abbots Langley Hertfordshire WD5 0EY - Conversion of garage to habitable accommodation and front porch for Mr Mike Collier.  
**ALPC Comment:** Members regret the loss of the garage but otherwise have no objections.  
**TRDC Decision:** Approved
7. 14/2335/FUL ALPC meeting 17/12/2014  
182 Toms Lane Kings Langley Hertfordshire WD4 8NZ - Single storey side and rear extensions for Mr & Mrs C Hunt.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 14/2255/FUL ALPC meeting 17/12/2014  
16 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Rear conservatory for Mrs Linda Clark.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 14/2465/FUL ALPC meeting 14/01/2015  
18 Woodlands Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RZ - Single storey side extension for Mr David Hill.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved

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Planning applications considered on 4<sup>th</sup> February 2015

Appendix B1

1. **15/0011/FUL** Valid date: 08/01/2015  
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.  
**Members object to this proposal which is a contrived overdevelopment of the site and out of keeping with the street scene. There is insufficient off street parking for the two properties, which comprise a total of 9 bedrooms (with the inclusion of the loft conversion of 67A (14/2005/CLPD)) being on the point of access/egress for the service road. The new property should not be built adjoining the boundary of the public footpath. If this application is approved, the oak tree, which has already been felled, must be replaced. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**
2. **15/0019/FUL** Valid date: 08/01/2015  
4 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Loft conversion including increase in ridge height and insertion of porch and rear dormers for Mr I Mitev.  
**Members have concerns regarding the height of this proposal in the green belt and the potential for the neighbouring properties to be overlooked.**
3. **14/2259/FUL** Valid date: 22/12/2014  
35 Cranefield Drive Garston Watford Hertfordshire WD25 9TX - Two storey side extension and part single, part two storey rear extension for Mr Farhaan.  
**Members regret the loss of the garage.**
4. **15/0048/FUL** Valid date: 09/01/2015  
33 Greenways Abbots Langley Hertfordshire WD5 0EU - First floor front and side extension for Mr Presheel Kunwardia.  
**Members are concerned about the loss of light for the neighbouring property number 35.**
5. **15/0057/FUL** Valid date: 12/01/2015  
7 Cherry Hollow Abbots Langley Hertfordshire WD5 0TR - Single storey side and rear extensions for Mr and Mrs P Johnson.  
**No objections**
6. **15/0044/FUL** Valid date: 16/01/2015  
53 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Single storey rear extension for Mr & Mrs K Oconner.  
**No objections**
7. **15/0100/FUL** Valid date: 19/01/2015  
47 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Construction of replacement single storey rear extension, new single storey rear extension and loft conversion including rear dormer and front rooflights for Mr S D Musk.  
**No objections**

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8. 15/0094/FUL Valid date: 22/01/2015  
8 Westland Close Leavesden Hertfordshire WD25 7GH - Single storey rear extension, conversion of garage into habitable accommodation and alterations to fenestration for Mr and Mrs Simon McGrath.  
**Members regret the loss of the garage. The materials used should match existing walls.**
9. 15/0161/FUL Valid date: 26/01/2015  
99 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey side/rear extension and smooth rendering of existing house for Ms Julie Collins.  
**No objections**
10. 15/0123/FUL Valid date: 23/01/2015  
10 Merlin Way Leavesden Hertfordshire WD25 7GJ - Two storey rear extension for Mr Sanjeeb Airy.  
**Members are concerned about this large extension in the green belt and the possible loss of light for both neighbouring properties.**