

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 9th December 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 Liz Burns Councillor Alex Michaels Councillor Leslie Proctor
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

263. Apologies for absence

There were no apologies for absence.

264. Declarations of interest

There were no declarations of interest.

265. Public participation

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

266. Planning Decisions from Three Rivers District Council

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

267. 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.

268. Litter Bins - Conservation Area

Following further investigation (min. 260), Members discussed the various options available and agreed the design and costs, which will be spread over this and the next financial years, for the replacement litter bins in the High Street. Permission and servicing to be agreed with the District Council.

269. Highways and Transport Matters

Members noted the following temporary road closures within the Parish:

- i. Toms Lane, Kings Langley from its junction with Primrose Hill north eastwards for a distance of approximately 75 metres. The section of road will be closed between 9.30am and 2.30pm on 12th January 2016, to enable railway bridge inspection works to take place.
- ii. Lay-by fronting 57-63 High Street, Bedmond, for its entire length. This service road will be closed for up to 5 days some time between 11th January and 11th July 2016, to enable highway maintenance works to take place.

270. Correspondence

Members discussed amended planning application 15/2208/RSP - 58 Trowley Rise and agreed that their original comments did not require any amendment, as they were still concerned about the proposed roof to the extension and that a mono-pitch was not sufficient.

The meeting closed at 8.25 pm.

Abbots Langley Parish Council

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 9th December 2015

Appendix A1

1. **15/1890/FUL** ALPC meeting 14/10/2015

Leavesden Country Park North College Road Abbots Langley Hertfordshire WD5 0GE - Resurfacing and refurbishment of tennis courts to include surfacing to create a MUGA facility, 3G pitches, replacement fencing to existing courts and extension of footpath around southern edge and erection of 8 x 10m high directional lights to court for Watford and District YMCA.

ALPC Comment: Members support this application which will benefit the community but are concerned that the lime, london plane, sycamore and oak root systems of the mature trees around the courts, which are protected by a Tree Preservation Order, are not disturbed and adequate protection is a condition of any approval.

TRDC Decision: Approved
2. **15/1938/FUL** ALPC meeting 14/10/2015

79 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side extension for Mrs Jemma Martin.

ALPC Comment: No objections. Members note the public objections to the previous withdrawn application which were unavailable at that time.

TRDC Decision: Approved
3. **15/1977/FUL** ALPC meeting 14/10/2015

89 Breakspere Road Abbots Langley Hertfordshire WD5 0ER - Part single, part two storey rear extension for Mr D Bailey.

ALPC Comment: No objections.

TRDC Decision: Approved
4. **15/2019/FUL** ALPC meeting 04/11/2015

66 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey side and rear extensions and construction of new 2m high wall along side boundary for Mr Batcup.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **15/1909/FUL** ALPC meeting 04/11/2015

25 Toms Lane Kings Langley Hertfordshire WD4 8NA - Two storey rear extension for Mr Tuffin.

ALPC Comment: No objections but Members expressed concerns regarding possible loss of light to number 23A.

TRDC Decision: Approved

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Planning applications considered on 9th December 2015

Appendix B1

1. 15/2214/FUL Valid date: 23/11/2015
11 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Single storey front porch extension and conversion of garage into habitable accommodation for Mr and Mrs Brian Pert.
No objections.
2. 15/2395/FUL Valid date: 25/11/2015
2 St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Proposed demolition of porch and utility and construction of single storey front and side extensions and boundary wall alterations for Mr S Vincent.
No objections.
3. 15/2264/FUL Valid date: 25/11/2015
5 Bucknalls Close Garston Watford Hertfordshire WD25 9NB - Roof extensions to change flat roof to pitched roof with side dormers and front and rear gables to allow accommodation within the roofspace for Mr Baladi.
No objections.
4. 15/2346/FUL Valid date: 24/11/2015
6A Gallows Hill Abbots Langley Hertfordshire WD4 8PJ - Single storey rear extension, part single part two storey side extension, conversion of garage to habitable accommodation and construction of detached garage for Mr and Mrs Saunders.
Members have no objection to the proposal with a condition that the loft in the garage is not used as residential accommodation separate from the main dwelling.
5. 15/2401/FUL Valid date: 25/11/2015
25 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Proposed first floor rear extension and internal alterations for Mr D Lombard.
No objections.
6. 15/2371/FUL Valid date: 27/11/2015
2 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Demolition of existing rear extensions and construction of single storey front and rear extensions for Mr Samuel Titi.
No objections providing the works are carried out under close supervision of building control.
7. 15/2400/FUL Valid date: 30/11/2015
10 Water Lane Kings Langley Hertfordshire WD4 8HN - Single storey rear extension and extension to raised terrace to rear for Mr Carl Tasker.
No objections.
8. 15/2260/FUL Valid date: 27/11/2015
Unit 5 And 6 Block Q Leavesden Park Phase 1 Aerodrome Way Leavesden WD25 7NG - Change of use of first floor level from flexible commercial use (classes A1, A2, A3, A5 and D1) to residential use (class C3) to provide 7 flats including 1 studio and 6 two bedroom units with associated parking for Bellway Homes North London.
Members agreed they have no grounds to object but are concerned about the lack of allocated parking provision and feel that these proposed residential units should be shared ownership or social housing.