

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 3rd February 2016 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major
Councillors: Councillor Jean Bowman
Councillor Liz Burns
Councillor Alex Michaels
Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

333. Apologies for absence

Apologies were received, accepted and recorded from Councillors Owen Roe (other commitment) and Leslie Proctor (unavailable).

334. Declarations of interest

There were no declarations of interest.

335. Public participation

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

336. Planning Decisions from Three Rivers District Council

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

337. 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.

338. Highways and Transport Matters

The Chairman varied the agenda, with the approval of all Members, to add an urgent item iii. due to the deadline date for responses to the consultation.

- i. Members discussed the proposed introduction of new waiting restrictions along Old Mill Road, Hunton Bridge. They were pleased with and supported the introduction of double yellow lines but felt the proposed parking bays needed to be off the road and spaces created by cutting back the grass verge/bank on the east side of the road.
- ii. Members noted the temporary closure of Old Mill Road, to enable highways maintenance works to take place, for approximately 5 days during the period 22nd February and 11th March 2016.
- iii. Members considered the changes to the original proposals to encourage lower vehicle speeds on Station Road, Kings Langley and are in full support of the suggestions, including the introduction of speed cushions and a raised hump at the existing puffin crossing.

The meeting closed at 8.20 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 3rd February 2016

Appendix A1

1. 15/2214/FUL ALPC meeting 09/12/2015
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.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 15/2395/FUL ALPC meeting 09/12/2015
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.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 15/2346/FUL ALPC meeting 09/12/2015
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.
ALPC Comment: 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.
TRDC Decision: Approved
4. 15/2401/FUL ALPC meeting 09/12/2015
25 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Proposed first floor rear extension and internal alterations for Mr D Lombard.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 15/2371/FUL ALPC meeting 09/12/2015
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.
ALPC Comment: No objections providing the works are carried out under close supervision of building control.
TRDC Decision: Approved
6. 15/2400/FUL ALPC meeting 09/12/2015
10 Water Lane Kings Langley Hertfordshire WD4 8HN - Single storey rear extension and extension to raised terrace to rear for Mr Carl Tasker.
ALPC Comment: No objections.
TRDC Decision: Approved

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7. 15/2340/FUL ALPC meeting 22/12/2015
1A Oak Green Abbots Langley Hertfordshire WD5 0PG - Loft conversion including construction of side dormer and insertion of rooflights for Mr and Mrs Alan Leggett.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 15/2376/FUL ALPC meeting 22/12/2015
7 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Single storey side and rear extension for Mrs Samah Elzahed.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 15/2495/FUL ALPC meeting 13/01/2016
17 Lemonfield Drive Garston Hertfordshire WD25 9TP - Single storey rear extension for Mr and Mrs Trevor Oliver.
ALPC Comment: No objections but in view of other recent planning decisions Members wish to draw attention to the property being within a flood zone.
TRDC Decision: Approved
10. 15/2476/FUL ALPC meeting 13/01/2016
71 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JH - Single storey rear extension and front porch for J Byrne.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 3rd February 2016

Appendix B1

1. 16/0004/FUL Valid date: 07/01/2016
88 Starling Place Boundary Way Abbots Langley Watford Hertfordshire WD25 7SW - Front entrance porch for Mr and Mrs Radoslaw Maksymiak.
No objections.
2. 15/2534/FUL Valid date: 11/01/2016
Garage 8 Broomfield Rise Abbots Langley Hertfordshire - Demolition of existing garages and erection of three new buildings each containing two, two bed flats with associated parking, including additional off road parking; landscaping and construction of bin store for Mr N Simons.
Members have concerns that the design of the new buildings is utilitarian, characterless and out of keeping with the surrounding properties and that the proposed porches are of little practical value. Also that the landscaping proposals in the design report must be adhered to in respect of the retention of the existing two main trees and the new planting, to help negate the loss of the current habitat and the open green space.
3. 15/2530/FUL Valid date: 11/01/2016
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 for parking for Watford Community Housing Trust.
Members have concerns that the design of the new buildings is utilitarian, characterless and out of keeping with the surrounding properties and that the proposed porches are of little practical value. Also that the landscaping proposals in the design report must be adhered to in respect of the planting of new trees to add to the ecological value of the site.
4. 15/2540/FUL Valid date: 11/01/2016
Garages Long Elms Abbots Langley Hertfordshire - Demolition of existing garages and erection of three two storey buildings each consisting of two two bedroom flats, creation of new access, hardstanding and parking and construction of bin store for Mr N Simons.
Members have concerns that the design of the new buildings is utilitarian, characterless and out of keeping with the surrounding properties and that the proposed porches are of little practical value. Also that the landscaping proposals in the design report must be adhered to in respect of the retention of all the existing trees and the new planting, in order to keep as much of the current green space as possible.
5. 16/0043/FUL Valid date: 11/01/2016
White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Entrance porch and extension to basement level for Mr James Perris.
No objections.
6. 16/0044/LBC Valid date: 11/01/2016
White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Listed Building Consent: Entrance porch and extension to basement level for Mr James Perris.
No objections.

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7. 16/0071/FUL

Valid date: 14/01/2016

112 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Demolition of garage and outbuilding and construction of two storey side extension to provide annexe; replacement and conversion of main roof to provide second floor accommodation including increase in ridge height, dormers and rooflights; provision of photovoltaic panels; and alterations to landscaping including additional hardstanding to frontage for Mr D Exley.

No objections. Members expressed some concerns about just two parking spaces for a six bedroom property.

8. 16/0092/FUL

Valid date: 25/01/2016

18 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey side extension for Handydraftsman.

No objections.