

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 29<sup>th</sup> June 2016 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 Leslie Proctor

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **77. Apologies for absence**

There were no apologies for absence.

### **78. Declarations of interest**

Councillor Leslie Proctor declared an interest in agenda item B1.1., planning application 16/1058/FUL, being a personal friend of the applicant.

### **79. Public participation**

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

### **80. Planning Decisions from Three Rivers District Council**

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

### **81. 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.

### **82. Pope Adrian IV - Bedmond Signage**

Members agreed their preferred option for the design of the new signs for Bedmond, commemorating the birthplace of the only English Pope and noted that approval is still awaited from Hertfordshire County Council before we can proceed.

### **83. Highways and Transport Matters**

- i. Members considered the consultation for new double yellow lines and parking bays in parts of Old Mill Road, Hunton Bridge. Whilst they support the introduction of the double yellow lines they are still of the opinion that the proposed parking bays needed to be off road and spaces created by cutting back the grass verge/bank on the east side of the road, although they did recognise that the costs involved may be prohibitive. (Minute 338.i. 2015-2016)
- ii. Members noted the temporary closure of Follett Drive, Abbots Langley on 17<sup>th</sup> July 2016 for the duration of a "Residents Street Party".

### **84. Appeals**

Members noted the appeal against refusal of planning permission 16/0071/FUL - 112 Abbots Road, Abbots Langley. Appeal ref: APP/P1940/D/16/3150106.

The meeting closed at 8.32 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 29<sup>th</sup> 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 considered on 29<sup>th</sup> 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.  
**No objections.**
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.  
**Members object to this proposal which will obstruct the light to the adjoining property number 17. Furthermore there are civil matters involved regarding party wall/boundary issues. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**
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.  
**Members object to this latest application which is a cramped overdevelopment of the site resulting in garden/plot sizes out of keeping with neighbouring properties. Members still consider the access/egress unsuitable and dangerous onto this busy road. The trees, which make a valuable contribution to the environment, should continue to be protected and if this application is approved there must be a condition that no more trees are removed without specific permission. If officers are minded to approve this application then the Parish Council request that it is referred to Three Rivers Planning Committee for consideration.**
4. 16/1014/FUL Valid date: 06/06/2016  
18 Spur Close Abbots Langley WD5 0PE - Installation of front dormer window for Adam Oliver.  
**No objections.**
5. 16/1186/FUL Valid date: 03/06/2016  
50 Breakspare Road Abbots Langley WD5 0EP - Replacement detached garage for Mr J MacDonald.  
**No objections providing the tree protection arrangements are adhered to.**
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.  
**Members are pleased that a more attractive scheme has been submitted in relation to the design of the buildings and have no objections to the application.**

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**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.

**No objections.**