

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 23rd November 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 Jane Lay (part of meeting)
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:32 pm.

241. Apologies for absence

There were no apologies for absence.

242. Declarations of interest

There were no declarations of interest.

243. Public participation

Three members of the public attended the meeting and Mr George Johnson signed in to speak on Item 7, Appendix B1, planning application 16/2286/FUL - 18 Gallows Hill Lane, Abbots Langley.

244. To confirm the Minutes of the previous meeting

It was proposed by Councillor Jean Bowman, seconded by Councillor Liz Burns and **RESOLVED** that the minutes of the meetings held on 21st September, 12th October and 2nd November 2016, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

245. Planning Decisions from Three Rivers District Council

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

246. Planning Applications as received from Three Rivers District Council

The Chairman varied the agenda and invited Mr Johnson to speak against planning applications 16/2285/OUT and 16/2286/FUL - 18 Gallows Hill Lane and land behind. Members then discussed both applications and **RESOLVED** their comments to be submitted, requesting referral to Three Rivers Planning Committee. The members of the public then left the meeting.

The remaining Planning applications listed were then discussed by Members who **RESOLVED** their comments to be submitted to the District Council as attached at Appendix B1.

247. Three Rivers District Council - Planning Committee

Councillor Jean Bowman attended the meeting on 17th November 2016 and reported on planning application 16/2059/OUT - Land at Fairways Farm, Bucknalls Lane, Garston, at which the report was noted.

248. Consultation - Transport Vision 2050

Consideration of the above was deferred until the next committee meeting to give Members more time to examine the relevant documents.

249. Budget 2017-2018

Members discussed the current projects for which this committee has responsibility and their proposals for the next financial year. They agreed to the purchase of six new litter bins to complete the replacement of the old ones within the conservation area and to increase the budget to cover the cost by transferring in £1,000 from the benches budget. Members would also like a new notice board in the vicinity of Kings Langley station and requested that the installation of smiley

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face vehicle activated speed signs at either end of Abbots Langley High Street be investigated.

250. Highways and Transport Matters

Members noted the various temporary road closures within the Parish which included:

- i. Hyde Lane, Nash Mills
- ii. Bucknalls Lane, Garston
- iii. Upper Highway, Abbots Langley
- iv. Chequers Lane, Abbots Langley

251. Appeals

Members noted the following appeals against the refusal of planning permission:

- i. 14/2495/FUL and 15/0553/OUT - 18 Gallows Hill Lane and land behind, Abbots Langley.
- ii. 1 Bridge Road, Hunton Bridge - Enforcement Notice.

The meeting closed at 9.15 pm.

Signed: _____

Dated: _____

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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 Ugcla.
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 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.
No objections.
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).
No objections.
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.
As the Parish Council is the lessor of the above property the committee noted the application without comment.
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.
No objections providing the proposed extension does not exceed the maximum 40% increase guideline in the footprint of the original building for a property within the green belt.
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.
No objections.
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.
No objections.
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.
Members object to this latest application which is a cramped overdevelopment of the site resulting in plot sizes with little amenity space and out of keeping with neighbouring properties. Despite there being no objections from the Highway Authority, Members still consider the access unsuitable, with site lines onto the main highway posing a traffic hazard. The Parish Council requests that this application is referred to Three Rivers Planning Committee for consideration unless Officers are minded to refuse it.

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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.
Members have no objections to the demolition of the bungalow provided there is no further damage to, or removal of, trees during the demolition. They feel the site is not suitable for a large residential development with regard to the access/egress on a bend 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 trees are removed without specific permission.
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.
No objections.
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.
No objections.
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.
No objections.
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 and Mr Mark Bennett.
No objections.
13. 16/2352/FUL Valid date: 08/11/2016
80 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey side extension for Mr Gary Powell.
No objections.
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.
No objections.
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.
No objections.
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.

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Members object to this cramped, infill development in the green belt with insufficient garden/amenity space and a design out of keeping with the surrounding area. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

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.

No objections.

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.

No objections.