

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 21<sup>st</sup> December 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
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**293. Apologies for absence**

There were no apologies for absence.

**294. Declarations of interest**

Councillor Owen Roe declared an interest in agenda item B1. 10., planning application 16/2498/FUL, as he is acquainted with the applicant and took no part in the discussions on this application.

**295. Public participation**

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

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

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

**297. 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.

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

Councillor Owen Roe attended the meeting on 15<sup>th</sup> December and reported on the following planning applications:

- i. 16/2286/FUL - 18 Gallows Hill Lane, Abbots Langley - approved
- ii. 16/2208/FUL - 2 The Fairway, Abbots Langley - approved
- iii. 16/2444/FUL - Manor House Recreation Ground, Gallows Hill Lane - approved

**299. Consultations - Watford Local Plan Strategy 2016-2031**

Members deferred discussions on this item until the next meeting on 11th January 2017.

**300. Hertfordshire County Council**

Members discussed the proposals to improve pedestrian safety and accessibility along Old Mill Road by providing a continuous footway between Watford Road and Hunton Bridge. As previous issues relating to the loss of established trees has been resolved by the planned planting of replacements, Members now fully support the proposals.

**301. Highways and Transport Matters**

Members noted the temporary road closure of Harthall Lane, Abbots Langley for utility works sometime after 8th January 2017.

The meeting closed at 8.51 pm.

**Abbots Langley Parish Council**

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

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

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Planning applications decided by Three Rivers District Council  
Reported on 21<sup>st</sup> December 2016

Appendix A1

1. **16/2078/FUL** ALPC meeting 02/11/2016  
121 Primrose Hill Kings Langley WD4 8HX - Construction of an attached two storey dwelling with rear dormer, insertion of rear dormer to original dwelling, installation of two new vehicular access points, alterations to frontage and alterations to land levels of rear amenity space provision and insertion of retaining walls for P Dunnett.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. **16/2184/FUL** ALPC meeting 02/11/2016  
32 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Proposed single storey rear extension and internal alterations. for Mr F Morgan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. **16/2162/FUL** ALPC meeting 02/11/2016  
76 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Part conversion of existing garage and alterations to fenestration for Miss Emma Bull.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. **16/2199/FUL** ALPC meeting 02/11/2016  
32 Orchard Avenue Abbots Langley WD25 7JG - Single storey side and rear extension for Mr Raji Soussou.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. **16/2224/ADV** ALPC meeting 23/11/2016  
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Advert Consent: Retention of internally illuminated fascia sign to ATM for Notemachine UK Ltd.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. **16/2285/OUT** ALPC meeting 23/11/2016  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved

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**7. 16/2223/RSP**

ALPC meeting 23/11/2016

Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Retrospective:  
The retention of stand alone ATM for Notemachine UK Ltd.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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Planning applications considered on 21<sup>st</sup> December 2016

Appendix B1

1. 16/2337/FUL Valid date: 25/11/2016  
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Use of land for siting mobile unit for residents' meeting room on land to side of parking area for Haulfryn Group Ltd.  
**No objections.**
2. 16/2315/FUL Valid date: 18/11/2016  
95 Offord Grove Leavesden Watford Hertfordshire WD25 7NF - Proposed garage conversion and provision of additional parking to frontage for Mr Chendoran Kanthi.  
**No objections.**
3. 16/2492/FUL Valid date: 05/12/2016  
100 Cunningham Way Leavesden WD25 7NL - First floor side extension to include accommodation within the loft space served by front and rear dormers, loft conversion including side Dutch hip extension and alterations to fenestration for Mr and Mrs Panton.  
**Members are concerned that the proposed loft extension and conversion considerably alters the appearance of the property creating "top heavy" elevations in a prominent position, which is out of keeping with the surrounding houses on this new development.**
4. 16/2370/RSP Valid date: 17/11/2016  
31 Trowley Rise Abbots Langley WD5 0LN - Part Retrospective: Raised patio area to rear garden for Mrs Katy Strachan.  
**No objections.**
5. 16/2413/FUL Valid date: 21/11/2016  
6 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU - Conversion of garage into habitable accommodation and construction of front bay window and new pitched roof for Ms Erika Long.  
**No objections.**
6. 16/2201/FUL Valid date: 21/11/2016  
29 Langley Lane Abbots Langley WD5 0LX - Subdivision of plot and erection of one detached dwelling to rear including construction of new vehicular access onto Shirley Road for Mr John Boswell.  
**Following refusal of the previous application, Members still feel this is an overdevelopment of the plot and are concerned about the tandem parking arrangements.**
7. 16/2356/RSP Valid date: 22/11/2016  
Primrose Cottage 119A Primrose Hill Kings Langley WD4 8HX - Retrospective: Erection of two storey four bedroom attached dwelling with accommodation in roofspace served by rear dormer and front rooflights and construction of a new vehicular access and parking to serve existing dwelling for Mr Simon Waters.  
**Whilst Members had no objections to the original application for a three bedroom house they are concerned about this retrospective application for a fourth bedroom in the roof space and also the lack of parking provision.**

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8. 16/2444/FUL Valid date: 28/11/2016  
Manor House Recreation Ground Gallows Hill Lane Abbots Langley Hertfordshire - Replacement play equipment and associated alterations including to landscaping and boundary with change from three separate areas to one for Abbots Langley Parish Council.  
**Members did not comment on this application as the Parish Council are the freeholders.**
9. 16/2485/FUL Valid date: 28/11/2016  
19 Fay Green Abbots Langley Hertfordshire WD5 0JP - Single storey side and rear extension for Mr and Mrs Putman.  
**No objections but Members feel there could be party wall issues.**
10. 16/2498/FUL Valid date: 24/11/2016  
43 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Construction of larger rear dormer for Mr G Squires.  
**No objections.**
11. 16/2341/FUL Valid date: 30/11/2016  
53 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing outbuildings and construction of two storey side extension for Mr Michael Greatwood.  
**Members feel the south east corner of the proposed two storey element of the side extension is too close to the boundary with the adjoining property at number 52.**
12. 16/2430/FUL Valid date: 22/11/2016  
Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Deed of Variation: Variation of the existing S106 Agreement (relating to planning permission 15/1852/FUL) at Warner Bros. Studios Leavesden to vary the studio tour hours of opening to allow the first tour to start at 09:00 on Sundays for a temporary period of one year for Mr D Bioni.  
**No objections.**
13. 16/2403/FUL Valid date: 17/11/2016  
3 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Proposed single storey rear extension and part conversion of garage for Mr Paul Neale.  
**No objections.**
14. 16/2367/FUL Valid date: 06/12/2016  
8 Mallard Road Abbots Langley WD5 0GA - Single storey rear extension and raised patio to rear for Mr Richard Turtle.  
**No objections.**
15. 16/2366/FUL Valid date: 07/12/2016  
77 Cunningham Way Leavesden Watford Hertfordshire WD25 7NG - Conversion of garage into habitable accommodation for Mrs K Sperinck.  
**No objections.**
16. 16/2520/FUL Valid date: 01/12/2016  
100 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey front extension and alterations to fenestration for Mr Richard Drake.  
**No objections.**

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17. 16/2379/FUL

Valid date: 05/12/2016

The Laurels 66 Harthall Lane Kings Langley WD4 8JH - Erection of single storey detached garage/workshop to front of dwelling for Mr Frank Gomez.

**Members feel this proposed garage/workshop, in the green belt, is too close to the boundary. There is also insufficient detail on the plans which do not show the access from the road to the existing property and the new building.**

18. 16/2488/FUL

Valid date: 07/12/2016

Bedmond Sports and Social Club Toms Lane Kings Langley Hertfordshire WD5 0RB - Replacement play equipment with associated works for Miss Miranda Laver.

**As this is an Abbots Langley Parish Council application for Bedmond Playing Fields, who are the freeholders, Members made no comments.**

19. 16/2511/FUL

Valid date: 30/11/2016

76 Oak Green Abbots Langley Hertfordshire WD5 0RJ - Two storey side extension for Mr P Tadman.

**No objections.**