

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 11<sup>th</sup> January 2017 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

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **318. Apologies for absence**

There were no apologies for absence.

### **319. Declarations of interest**

Councillor Owen Roe declared an interest in agenda item B1. 10., planning application 16/2437/FUL, as he is acquainted with the applicant and took no part in the discussions on this item.

### **320. Public participation**

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

### **321. 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 23<sup>rd</sup> November, 7<sup>th</sup> and 21<sup>st</sup> December 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.

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

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

### **323. 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.

### **324. Three Rivers District Council - Planning Committee**

Councillor Jean Bowman will attend the meetings of the above committee on 23<sup>rd</sup> February and 23<sup>rd</sup> March 2017.

### **325. Consultations - Watford Local Plan Strategy 2016-2031**

Members discussed the above and agreed the main issues regarding cross boundary priorities. These are that Abbots Langley is reliant on Watford for its main shopping centre and hospital as well as a reliable bus service to connect these. The preservation of green belt areas and agricultural land is important, also that any future large scale residential developments do not place an unfair burden on adjoining district's infrastructure, especially in relation to school places.

### **326. Appeals**

Members noted the following against refusal of planning permission:

16/1031/FUL - 129 Toms Lane, Kings Langley - Part demolition of existing bungalow and erection of two storey dwelling. Appeal ref: APP/P1940/W/16/3164088.

**Abbots Langley Parish Council**

The meeting closed at 8.45 pm.

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

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

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council  
Reported on 11<sup>th</sup> January 2017

Appendix A1

1. **16/2100/FUL** ALPC meeting 02/11/2016  
8 Burbridge Road Leavesden WD25 7NA - Single storey rear extension for Mr and Mrs Farhan Khan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. **16/2164/FUL** ALPC meeting 02/11/2016  
14 Little Graylings Abbots Langley WD5 0JG - Single storey rear conservatory for Mr and Mrs Wallace.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. **16/2170/FUL** ALPC meeting 23/11/2016  
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.  
**ALPC Comment:** As the Parish Council is the lessor of the above property the committee noted the application without comment.  
**TRDC Decision:** Approved
4. **16/2286/FUL** ALPC meeting 23/11/2016  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved
5. **16/2220/FUL** ALPC meeting 23/11/2016  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. **16/2312/FUL** ALPC meeting 23/11/2016  
81 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey front and side extension and alterations to fenestration for Mr Ben Harbrow.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

Abbots Langley Parish Council

7. 16/2097/FUL ALPC meeting 23/11/2016  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 16/2352/FUL ALPC meeting 23/11/2016  
80 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey side extension for Mr Gary Powell.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 16/2258/FUL ALPC meeting 23/11/2016  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 16/2335/FUL ALPC meeting 07/12/2016  
3 Lodge Close Garston WD25 9BD - Single storey rear extension for Mr and Mrs Ufmani.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. 16/2444/FUL ALPC meeting 21/12/2016  
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.  
**ALPC Comment:** Members did not comment on this application as the Parish Council are the freeholders.  
**TRDC Decision:** Approved

Planning applications considered on 11<sup>th</sup> January 2017

Appendix B1

1. 16/2554/FUL Valid date: 07/12/2016  
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Studio parking deck to provide 2,150 additional parking spaces, bicycle store, security office, post room facilities and rearrangement of internal vehicular circulation for Mr David Bioni.  
**Members object to this application for the studio parking deck which is far too high in relation to its close proximity with the houses in Offord Grove. There will be an unacceptable increase in traffic noise, exhaust fume pollution and congestion, with the properties suffering from a loss of light and overlooking. Members request that this application is referred to Three Rivers Planning Committee for consideration.**
2. 16/2464/FUL Valid date: 13/12/2016  
116 Tibbs Hill Road Abbots Langley WD5 0LL - First floor side extension and ground floor front extension for Mrs Karen Bail.  
**No objections.**
3. 16/2422/FUL Valid date: 08/12/2016  
28 Follett Drive Abbots Langley WD5 0LP - Single storey front, side and rear extension for Richard Crook.  
**No objections but Members note that there may be difficulties with regard to maintenance as the proposed side extension is only 600mm from the adjoining boundary.**
4. 16/2493/FUL Valid date: 13/12/2016  
121 Abbots Road Abbots Langley WD5 0BJ - Part single, part two storey side extension, two storey rear extension with accommodation in roof, roof alterations including the raising of ridge and conversion of loft into habitable accommodation served by front and rear rooflights and Juliet balcony to rear for Mr K Davari.  
**No objections.**
5. 16/2544/FUL Valid date: 06/12/2016  
31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - First floor rear extension for Mr D Walker.  
**Members have concerns about the possible loss of light for the neighbouring property 30 Railway Terrace.**
6. 16/2565/CLED Valid date: 08/12/2016  
12 Old Mill Road Hunton Bridge WD4 8RH - Certificate of Lawfulness Existing Use: Use of dwelling as a single dwellinghouse for Miss Ann Pay.  
**No objections subject to adequate documentation for the Certificate of Lawfulness.**
7. 16/2533/FUL Valid date: 19/12/2016  
16 Westland Close Leavesden WD25 7GH - Single storey rear extension for Mr D Chamberlain.  
**No objections.**
8. 16/2425/RSP Valid date: 19/12/2016  
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Part Retrospective: Single storey rear extension and alterations to fenestration for Mr V Teli.

Abbots Langley Parish Council

Members object to this retrospective application within the green belt and believe the original conditions of consent for 14/1334/FUL, that the new works match the existing building, should be adhered to.

9. 16/2596/FUL Valid date: 13/12/2016  
19 Greenways Abbots Langley WD5 0EU - Single storey front extension, first floor front extension, first floor side extension and single storey rear extension for Mr & Mrs A Stagg.  
**No objections.**
10. 16/2437/FUL Valid date: 14/12/2016  
1 Numbers Farm Egg Farm Lane Kings Langley Hertfordshire WD4 8LS - Two storey rear extension for Mrs C Trybus.  
**No objections.**
11. 16/2532/FUL Valid date: 28/12/2016  
Heathview Harthall Lane Kings Langley HP3 8SE - Single storey rear extension, side dormer, hip to gable front extension, extension to porch roof and extension to raised patio for Mr and Mrs Joe De Piano.  
**No objections.**
12. 16/2539/FUL Valid date: 23/12/2016  
Rear of 5 to 7 College Road Abbots Langley Hertfordshire - Change of use from workshop to single dwellinghouse with single storey side extension and alterations to fenestration for Ms I Ahmed.  
**No objections.**
13. 16/2712/FUL Valid date: 20/12/2016  
26 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Replacement single storey rear extension for Mrs Lisa Maloney.  
**No objections.**
14. 16/2587/FUL Valid date: 22/12/2016  
34 Magnolia Avenue Abbots Langley WD5 0SW - Two storey rear extension and partial garage conversion for Mr Andy Bain.  
**No objections.**
15. 16/2611/AOD Valid date: 13/12/2016  
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Approval of Details: Details pursuant to hybrid planning permission 15/1852/FUL comprising construction of a new permanent workshop building with associated hardstanding, drainage and landscape (Development Area 7) for Mr David Bioni.  
**No objections but Members would like the addition of more trees and soft landscaping on the land to the west of the acoustic fencing between the development and Southway playing fields.**