

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

2nd August 2018

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, Brenda Kersey, Jane Lay, David Major (Chairman), Robin Powell, Owen Roe (Vice-Chairman), Alison Ward, John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 8th August 2018 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

AGENDA

1. **Apologies for Absence**
To receive and accept apologies for absence.
2. **Declarations of Interest**
To receive declarations of interest in items on the agenda.
3. **Public Participation**
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. **Planning Decisions from Three Rivers District Council**
To note the recent decisions as listed in Appendix A1.
5. **Planning Applications as received from Three Rivers District Council**
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. **Three Rivers District Council - Planning Committee**
To receive a report on the meeting held on 19th July 2018.
7. **Consultations**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the following consultations:
 - i. Hertfordshire County Council - Waste Planning
The latest review of the adopted Waste Local Plan and the "Call for Sites" undertaking. The consultation ends on 16th September 2018. Documents can be viewed at: www.hertfordshire.gov.uk/WasteCallforSites.
 - ii. South West Herts Growth and Transport Plan
The new transport strategy for the South West Herts area developed by Hertfordshire County Council which proposes packages of transport schemes responding to transport challenges linked to planned growth across the area and in support of the objectives of Hertfordshire's new Local Transport Plan 4. The consultation closes on 17th September

Abbots Langley Parish Council

2018. Documents can be viewed at: www.hertfordshire.gov.uk/consultations.

8. Highways and Transport Matters

To note the following road closure within the Parish:

Popes Road, Abbots Langley for its entire length, except for access, for works to be executed on or near the road. If made, the Order shall come into force on 27th August 2018 for a period of up to 18 months but only at the times indicated by signs on or near the road.

To note the following Order under the Road Traffic Regulation Act 1984:

"No waiting at any time" restrictions in parts of South Way, Langley Lane and Furtherfield, Abbots Langley. Documents can be viewed online at www.hertfordshire.gov.uk/trafficorders under reference number TR00118 and also during normal office hours at Three Rivers District Council, Three Rivers House, Rickmansworth and at Abbots Langley Parish Council Offices, Langley Road, Abbots Langley.

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 8th August 2018

Appendix A1

1. 18/0223/FUL ALPC meeting 21/02/2018
Mansion House Farm Bedmond Road Abbots Langley WD5 0QB - Demolition of existing equestrian centre and redevelopment of the land for 15 dwellinghouses and 2 flats (17 units in total) with associated vehicular access, car parking, landscaping and engineering works for Woolbro Morris Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 18/0821/FUL ALPC meeting 06/06/2018
Land Between Langleybury Lane And Old House Lane Langleybury Lane Langleybury WD4 8RW - Use of land for the stationing of caravans for residential purposes for 6 no. gypsy pitches together (6 static caravans and five touring caravans) with the formation of additional hard standing, 3 ancillary utility/dayroom blocks and stable block for Mr J Cash.
ALPC Comment: Members agreed this application is an inappropriate development within the Green Belt that would do nothing to preserve the openness of the area and that no special circumstances had been demonstrated to warrant the increase in extent and the number of pitches proposed for the site. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Approved with conditions - See TRDC Planning Online for full details.
3. 18/1039/FUL ALPC meeting 06/06/2018
59 Orchard Avenue Abbots Langley WD25 7JG - Loft conversion including hip to gable extension, insertion of rear dormer and front rooflights for Mr B Darter.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 18/1031/FUL ALPC meeting 06/06/2018
167 Toms Lane Kings Langley Hertfordshire WD4 8PA - Extension of vehicular crossover for Mrs Bridget Bowra.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 18/0990/RSP ALPC meeting 06/06/2018
84 Wharf Way Hunton Bridge Kings Langley Hertfordshire WD4 8FN - Part Retrospective: Extension and conversion of garage to accommodate a gym/exercise room, store and shower room. for Ria Chawda.
ALPC Comment: Members object to the extension and conversion of the garage as an addition to the existing large outbuilding, the loss of parking as a result of the redevelopment of the garage and the contrived proposed alternative arrangements. If approved, it should not be used as a separate residence with subdivision of the plot. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Approved with conditions including that the building shall not be used as an independent dwelling - See TRDC Planning Online for full details.

Abbots Langley Parish Council

6. 18/1138/FUL ALPC meeting 27/06/2018
49 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey side/rear extension and conversion of garage to habitable accommodation. for Mr George Wells.
ALPC Comment: No objections.
TRDC Decision: Withdrawn
7. 18/1277/FUL ALPC meeting 27/06/2018
5 Hunton Close Hunton Bridge WD4 8FT - Single storey rear extension for Mr Lee Gatland.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 18/1320/FUL ALPC meeting 18/07/2018
224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage with dormer and rooflights and extension to drive for Mr and Mrs Arif Syed.
ALPC Comment: No objections.
TRDC Decision: Withdrawn

Abbots Langley Parish Council

Planning applications to be considered on 8th August 2018

Appendix B1

1. **18/1356/PDNT** Valid date: 04/07/2018
Telecommunications Equipment Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Replacement 15m high mast with associated works for EE Ltd And Hutchinson UK Ltd.
2. **18/1485/FUL** Valid date: 18/07/2018
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr Singh.
3. **18/1469/FUL** Valid date: 16/07/2018
51 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Part two, part single storey rear extension and single storey front extension for Mr and Mrs Dunton.
4. **18/1361/RSP** Valid date: 16/07/2018
The Royal Oak Public House Kitters Green Abbots Langley Hertfordshire WD5 0ET - Retrospective: Installation of 2 Umbrellas (4 metres x 4 metres) located in existing beer garden for Mr Richard Morgan.
5. **18/1450/FUL** Valid date: 20/07/2018
63 High Street Abbots Langley WD5 0AE - Change of use from Bank (Class A2) to Beauty salon (Sui Generis) and shop front alterations to include new large window and alterations to fenestration detail. for Mrs Trang.
6. **18/1530/FUL** Valid date: 24/07/2018
224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage and extension to drive for Mr Arif Syed.
7. **18/1546/FUL** Valid date: 26/07/2018
20 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extension for Mr M Greene.