

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

25th October 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 31st October 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

- i. To receive a report on the meeting held on 18th October 2018.
- ii. To confirm Members attendance at the above meetings to be held on 15th November and 13th December 2018.

7. Budget 2019 - 2020

To discuss projects for the year and finalise the committee's budget. (Min 194.)

8. Highways and Transport Matters

To note the following temporary road closures within the Parish:

- i. That length of Little Orchard Close, Abbots Langley from its junction with Gallows Hill Lane south westwards and south eastwards for its entire length.
- ii. That length of Ash Close, Abbots Langley from its junction with Gallows Hill Lane south eastwards and north eastwards for its entire length.

Abbots Langley Parish Council

If made, the Order shall come into force on 15th November 2018 for a period of up to 18 months, but will only take effect at the times indicated by signs on or near the roads.

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 31st October 2018

Appendix A1

1. 18/1632/RSP ALPC meeting 29/08/2018

124 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Part Retrospective: Raised deck with additional screening for Mr Amit Lal.

ALPC Comment: As a Parish Councillor lives in a neighbouring property Members made no comments.

TRDC Decision: Refused

Reason: The proposed development would result in an overbearing and unneighbourly form of development to the detriment of the residential amenities of 126 Tibbs Hill Road. The proposed development would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
2. 18/1664/FUL ALPC meeting 29/08/2018

Land Adjacent To Kings View Farm Toms Lane Kings Langley Hertfordshire - Construction of a detached two storey dwelling including balcony to rear, with associated hardstanding and landscaping including alterations to levels, change of use of land to residential and installation of gates for The Trustees of Ms Pryce-Kennedy.

ALPC Comment: Members object to this application for a change of use of land to residential, to accommodate a large new build property, out of keeping with the surrounding buildings and within the green belt. Members do recognise there may be special circumstances. 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
3. 18/1683/FUL ALPC meeting 29/08/2018

6 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - First floor rear and side extension for Mr Gordon Ludlow.

ALPC Comment: Members preferred the hip roof design of the previous approved application (18/0217/FUL) to this revision with a gable end, given its close proximity to the neighbouring property.

TRDC Decision: Approved
4. 18/1541/RSP ALPC meeting 29/08/2018

130 Coates Way Garston WD25 9PA - Retrospective: Construction of a shed in the rear garden for Constantin Varzari.

ALPC Comment: Members object to this retrospective application for the construction of a shed, as it appears to be a permanent building of concrete and render and only 0.30 metres from the rear boundary.

TRDC Decision: Approved
5. 18/1768/RSP ALPC meeting 19/09/2018

7 Ivy Close Leavesden Watford Hertfordshire WD25 7NQ - Retrospective: Conversion of garage to habitable accommodation including the insertion of new window to front elevation for Mr Raman Mittra.

ALPC Comment: With the loss of the garage, Members have concerns about the lack of parking provision for what is now a five bedroom house.

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications to be considered on 31st October 2018

Appendix B1

1. **18/1996/FUL** Valid date: 03/10/2018
Play Area Manor House Recreation Ground Gallows Hill Lane Abbots Langley Hertfordshire - Construction of a new skate park for Mrs Lisa Cook.
2. **18/2012/FUL** Valid date: 08/10/2018
57 Trowley Rise Abbots Langley WD5 0LN - Two storey side and rear extension, single storey front extension, single storey rear extension and loft conversion including rear dormer and rooflights to front and rear for Mr and Mrs Barrett.
3. **18/2003/ADV** Valid date: 10/10/2018
63 High Street Abbots Langley WD5 0AE - Advertisement Consent: Installation of new fascia sign to front elevation for Mrs Trang.
4. **18/2025/FUL** Valid date: 10/10/2018
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Alterations to existing forecourt canopy including increase in height for Motor Fuel Group.
5. **18/1919/OUT** Valid date: 18/10/2018
Land adjacent to Glenwood Harthall Lane Kings Langley Hertfordshire WD4 8JN - Outline application (with all matters reserved) for the construction of up to two detached two storey dwellings with basements. for Kedgling Developments Ltd.
6. **18/2056/FUL** Valid date: 18/10/2018
15 Follett Drive Abbots Langley WD5 0LP - Removal of existing single storey rear extension and construction of new part single, part two storey rear extension; alterations to lower side roof and removal of chimney stack. for Mrs Amy Jones.
7. **18/2086/FUL** Valid date: 18/10/2018
39 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Single storey rear extension for Mrs Jennifer Jones.
8. **18/2078/FUL** Valid date: 17/10/2018
30 Gallows Hill Lane Abbots Langley WD5 0DA - First floor side extension for Mr and Mrs Baldwin.
9. **18/2075/FUL** Valid date: 18/10/2018
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 rooflights and extension to drive for Mr Arif Syed.
10. **18/2001/RSP** Valid date: 15/10/2018
14 Little Graylings Abbots Langley WD5 0JG - Retrospective Application: Change of use of a six bedroom house of multiple occupancy (Use Class C4) to a seven bedroom house of multiple occupation (Sui Generis) for Andrew Wallace.
11. **18/2087/FUL** Valid date: 22/10/2018
10 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Erection of single storey outbuilding for use as an office for Mr Simon Vassiliou.