

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 31<sup>st</sup> October 2018 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  
Councillor Alison Ward  
Councillor John Wyatt

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### 215. Apologies for absence

Apologies were received, accepted and recorded from Councillors Brenda Kersey and Robin Powell.

### 216. Declarations of interest

The following Members declarations an interest in various items on the agenda and took no part in discussions on the applications:

- i. Councillor Alison Ward - Appendix B1. 18/2012/FUL
- ii. Councillors Liz Burns, Jane Lay and John Wyatt - Appendix B1. 18/2078/FUL
- iii. Councillor Jane Lay - Appendix B1. 5/2018/2402

### 217. Public participation

Two members of the public attended the meeting.

### 218. Planning Decisions from Three Rivers District Council

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

### 219. 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.

### 220. Three Rivers District Council - Planning Committee

- i. Councillor Jean Bowman attended the meeting held on 18<sup>th</sup> October at which the following applications falling in the Parish were discussed:  
18/1659/FUL - 8 Seabrook Road Kings Langley WD4 8NU - Change of use of part of paddock to residential curtilage and the installation of 64 solar panels, which was refused.  
18/1664/FUL - Land Adjacent to Kings View Farm Toms Lane Kings Langley - 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, which was approved.
- ii. There were no members available to attend the meeting on 15<sup>th</sup> November, Councillor Owen Roe will attend the following one on 13<sup>th</sup> December 2018.

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### 221. Budget 2019 - 2020

Members discussed projects for the year which will include further improvements to the Millennium Gardens with the installation of another litter bin; signage and a cycle rack. Also, a bench opposite the library and to investigate the practicalities of one in front of Barclays Bank in the High Street, Abbots Langley.

Councillor Jean Bowman requested extra benches in the Bedmond area which will be referred to the Leisure Committee.

There was discussion on the maintenance of the new litter bins now installed in the conservation area of the High Street, Abbots Langley, which will be reviewed in March 2019.

Members agreed the proposed budget was appropriate for the committee's expenditure for the coming financial year.

### 222. Highways and Transport Matters

Members noted 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.

The meeting closed at 8.52 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 31<sup>st</sup> 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

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### Planning applications considered on 31<sup>st</sup> 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.  
**As Abbots Langley Parish Council are the freeholders of this land, members made no comments.**
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.  
**Members are concerned that the proposed two storey side extension is only one metre from the boundary with the adjoining property, being less than the guidance of 1.2 metres.**
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.  
**No objections.**
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.  
**No objections.**
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.  
**Members object to this proposal for two large dwellings which are overbearing, unattractive and an inappropriate form of development within the green belt. Single storey buildings would have a less detrimental impact.**
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.  
**No objections.**
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.  
**No objections.**
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.  
**No objections.**
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.

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**If approved, the detached garage should not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling and not as an independent dwelling.**

**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.

**No objections.**

**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.

**No objections.**

**12. 18/2128/FUL**

Valid date: 25/10/2018

Land Adjacent To 1 - 8 Adrian House Adrian Road Abbots Langley Hertfordshire - Variation of Condition 2 (Plan Numbers) of planning permission 17/1843/FUL to include erection of new bin store, removal of rear outbuilding, refuse and recycling arrangements, Construction Management Plan, drainage details and addition of solar photovoltaic panels for Mr Jon Gomme.

**Members are aware there may be ownership issues relating to this application. They agreed that the proposed bin collection area located in front of the new property in Adrian Road is inappropriate, of an insufficient size to accommodate the waste bins and also should be resited within the curtilage of Adrian House. Members had no objections to the new bin store building subject to legal agreement regarding land ownership.**

**13. 5/2018/2402**

Valid date: 03/10/2018

Land opposite Serge Hill Cottages, Sergehill Lane, Bedmond - Change of use of land to community garden with office and ancillary accommodation for landscape and garden design business, educational purposes and occasional public events. New access, associated landscaping and parking and installation of solar panels. for Mr Tom Stuart-Smith.

**Members are in full support of this application as an appropriate form of development within the green belt.**