

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 5th December 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 Robin Powell

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

254. Apologies for absence

Apologies were received, accepted and recorded from Councillors Brenda Kersey, Jane Lay, Alison Ward and John Wyatt (all unavailable).

255. Declarations of interest

There were no declarations of interest.

256. Public participation

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

257. Planning Decisions from Three Rivers District Council

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

258. 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.

259. Three Rivers Local Plan - Potential Sites Consultation

Members further discussed the above consultation, including the comprehensive report prepared by the Chairman of Abbots Langley Neighbourhood Plan Steering Group. They expressed their disappointment at the apparent lack of interest from Parish Councillors in the consultation and the absence of referral to full Parish Council as requested at the previous meeting of this Committee (Minute 241). The Chairman, with the support of all Committee Members present, requested that an extraordinary meeting of the full Parish Council be convened, in view of the importance of the consultation and its potential implications for the Parish, before the deadline for comments of 21st December 2018.

260. Highways and Transport Matters

Members noted the following temporary road closure within the Parish:

That length of High Elms Lane, Abbots Langley from a point 248 metres south east of its junction with Woodside Road south eastwards for approximately 100 metres, for tree removal works.

261. Appeals

Members noted the following appeals against refusal of planning permission:

- i. 17/2608/OUT - 9 Lapwing Way, Abbots Langley - Outline Application: Construction of a new two-bedroom detached dwelling associated amenity space, access and parking including demolition of existing garage and landscaping. Ref: APP/P1940/W/18/3213370.
- ii. 18/0237/FUL - 53-55 Cheshire Drive, Leavesden - Demolition of the special needs hostel at 53-55 Cheshire Drive and construction of three storey block of flats of 8 residential units including five two-bed flats, two one-bed

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flats and one three-bed wheelchair accessible unit with balconies, amenity space and parking. Ref: APP/P1940/W/18/3211399.

The meeting closed at 8.54 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 5th December 2018

Appendix A1

1. **18/1959/RSP** ALPC meeting 10/10/2018
108 Abbots Road Abbots Langley WD5 0BH - Part Retrospective: Single storey rear extensions and part two storey rear extension for Mr Gerry Kilbane.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **18/2010/FUL** ALPC meeting 10/10/2018
70 High Street Abbots Langley Hertfordshire WD5 0AW - Continued use of the external customer seating area for Mr Neal Tuson.
ALPC Comment: Members have no objections to the continued use of the external customer seating area, however the maximum number of chairs and tables should remain as previously approved under 16/1443/RSP and not be increased to 8 chairs as stated on this current application. Any additional chairs would block the public pavement for pedestrians, mobility scooters, wheelchairs and any other users.
TRDC Decision: Approved with a condition that no more than 3 tables and 5 chairs shall be positioned within the area, to minimise danger, obstruction and inconvenience to users of the highway. For full details see TRDC planning online.
3. **18/1996/FUL** ALPC meeting 31/10/2018
Play Area Manor House Recreation Ground Gallows Hill Lane Abbots Langley Hertfordshire - Construction of a new skate park for Mrs Lisa Cook.
ALPC Comment: As Abbots Langley Parish Council are the freeholders of this land, Members made no comments.
TRDC Decision: Approved
4. **18/2056/FUL** ALPC meeting 31/10/2018
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.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **18/2087/FUL** ALPC meeting 31/10/2018
10 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Erection of single storey outbuilding for use as an office for Mr Simon Vassiliou.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 5th December 2018

Appendix B1

1. **18/2254/FUL** Valid date: 15/11/2018
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Variation of Condition 2 (Approved plans) attached to planning permission 18/0770/FUL (Demolition of existing sales building and adjacent workshop and construction of replacement filling station sales building). Variation to include alterations to elevations of shop, repositioning of storage tank vents, increase to size of refuse storage area, and alterations to site layout for Motor Fuel Group.
No objections.
2. **18/2262/FUL** Valid date: 14/11/2018
69 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and alterations to patio area for Mr and Mrs Stapely.
No objections.
3. **18/2201/FUL** Valid date: 14/11/2018
Langley Wharf, Unit 6 Railway Terrace Kings Langley WD4 8JE - Change of Use to vehicle repair and MOT centre (Use Class B2) with internal alterations for Mr Russell Fenner.
No objections.
4. **18/2249/FUL** Valid date: 20/11/2018
32 The Crescent Abbots Langley WD5 0DS - Two storey side and rear extension for Mr Christian Matthews.
No objections.
5. **18/2283/FUL** Valid date: 21/11/2018
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate 2 residential park homes with associated works to boundary treatment and parking areas for Haulfryn Group Ltd.
Members object to this application despite the reduction in the number of units from the previous refused application 17/0780/FUL. They still have concerns about the loss of parking for existing residents and visitors and the detrimental effect on the green belt.
6. **18/2286/FUL** Valid date: 21/11/2018
55 Gallows Hill Abbots Langley WD4 8LX - Three storey rear extension including basement, ground floor and first floor level served by rear dormer, first floor rear extension including extension to existing roof to rear, raised terrace above basement level for Mr Richard Finnegan.
No objections.
7. **18/2238/RSP** Valid date: 22/11/2018
17 Ridgehurst Avenue Leavesden WD25 7AZ - Retrospective: Pitched roof canopy over the front door and front bay window for Ms Debbie Malyan.
No objections.
8. **18/2280/FUL** Valid date: 22/11/2018
18 Fraser Crescent Abbots Langley WD25 0BF - Single storey rear extension for Mr Vijit Verma.
No objections.

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9. 18/2306/FUL

Valid date: 23/11/2018

Oaklyn Bedmond Road Bedmond WD5 0RS - Demolition of existing garages and rear conservatory and erection of two storey side with integral garage, single storey rear extensions for Mr and Mrs Springate.

Members have no objections providing the proposed extensions do not exceed the 40% guidance for properties within the green belt.

10. 18/2308/FUL

Valid date: 23/11/2018

Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Hertfordshire - Installation of a barrier to private access road and posts and chains to parking spaces 1 to 18 for Hill Farm Business Park.

No objections.

11. 18/2285/FUL

Valid date: 27/11/2018

6 The Fairway Abbots Langley WD5 0JT - Front porch, single storey rear extension and alterations to patio area for Miss Marina Beckwith and Mr Craig Thomas.

No objections.