

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 13<sup>th</sup> March 2019 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.

### 379. Apologies for absence

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

### 380. Declarations of interest

There were no declarations of interest.

### 381. Public participation

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

### 382. 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 9<sup>th</sup> and 30<sup>th</sup> January and 20<sup>th</sup> February 2019, 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.

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

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

### 384. 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.

### 385. Hertfordshire County Council

- i. Members discussed the proposed 20mph zone for the Broomfield Rise area and despite having concerns about the wider effect of such zones in other areas of Abbots Langley felt that these particular restrictions were appropriate in view of the local school.
- ii. Members discussed the proposed "No Waiting at Any Time" restrictions in Bateson Drive and Cunningham Way, Leavesden and were in full support of any measures to improve the current situation with lorries parking on the bends obstructing the crossing points and traffic flow.

### 386. Appeals

Members noted the following dates for Informal Hearings into refusal of planning permission:

- i. 18/0237/FUL - 53-55 Cheshire Drive, Leavesden - Demolition of special needs hostel and the construction of three storey block of flats of 8 residential units. The hearing will open on 21<sup>st</sup> May 2019 at Three Rivers House, Rickmansworth, starting at 10:00am.
- ii. 17/2608/OUT - Outline application: 9 Lapwing Way, Abbots Langley - Construction of new two bedroom detached dwelling and parking including demolition of existing garage. The hearing will open on 25<sup>th</sup> April 2019 at

**Abbots Langley Parish Council**

Three Rivers House, Rickmansworth, starting at 10:00am.

The Chairman and Members thanked Mrs Pearce for her years of service, valuable advice and support and gave her their best wishes for the future.

The meeting closed at 8.44 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 13<sup>th</sup> March 2019

#### Appendix A1

1. **18/2527/FUL** ALPC meeting 09/01/2019  
11 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Two storey side extension for Mr Terry Strange.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. **19/0018/FUL** ALPC meeting 09/01/2019  
11 Toms Lane Kings Langley WD4 8NA - Single storey side and rear ground floor extension with connection to converted garage, first and second floor rear extension with associated alterations and enlargements to roof and alterations to fenestration for Mr and Mrs McHugh.  
**ALPC Comment:** Members have no objections to the proposed extensions but are concerned that they appear to be over the 40% guidance for properties within the green belt.  
**TRDC Decision:** Approved
3. **18/2467/FUL** ALPC meeting 30/01/2019  
36 Dowding Way Leavesden WD25 7GA - Single storey rear extension and conversion of garage to habitable accommodation for Mr and Mrs Nolan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. **19/0024/FUL** ALPC meeting 30/01/2019  
2 Meadow Way Bedmond WD5 ORD - Single storey rear extension for Mr and Mrs Richard Dunn.  
**ALPC Comment:** No objections providing this proposed extension in conjunction with the previous extension does not exceed the 40% guidance for properties within the green belt.  
**TRDC Decision:** Approved
5. **19/0066/FUL** ALPC meeting 30/01/2019  
12 Grand Union Way Kings Langley WD4 8SS - Single storey rear extension for Mr A Reid.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. **19/0021/FUL** ALPC meeting 30/01/2019  
57 High Street Bedmond WD5 0QP - Ground floor side extension to No. 57 and the internal reconfiguration to both No. 57 and No. 61 to facilitate the creation of a single retail unit for Mr Patel.  
**ALPC Comment:** No objections subject to the freeholders permission and that the proposed extension to the side of number 57 is constructed in keeping with the existing building.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications considered on 13<sup>th</sup> March 2019

#### Appendix B1

1. **19/0242/FUL** Valid date: 18/02/2019  
7 Ross Drive Abbots Langley Watford Hertfordshire WD25 0BN - Loft conversion including the installation of velux windows to rear roofslope and associated internal alterations for Ms M Machera.  
**Members object to the proposal to extend this newbuild which has insufficient off street parking for what will become a five bedroomed property.**
2. **19/0294/FUL** Valid date: 18/02/2019  
Marston Marlin Square Abbots Langley WD5 0EG - Single storey rear extension and front and rear extension to garage for Mr Christopher Lloyd.  
**Members have no objections to the extension but feel it should be constructed in materials to match the existing bricks and not the cement render finish as shown on the plans.**
3. **19/0343/FUL** Valid date: 20/02/2019  
26 Gallows Hill Lane Abbots Langley WD5 0DA - Single storey side extension for Mr Williams.  
**No objections.**
4. **19/0357/ADV** Valid date: 22/02/2019  
Leavesden Country Park College Road Abbots Langley Hertfordshire WD5 0GU - Advertisement Consent: Erection of eight non-illuminated signs for Mrs Charlotte Gomes.  
**Members object to the proposed replacement signs which are unsympathetic with this heritage park, in particular the one on the north side at the College Road entrance next to the historic railings. They feel the existing Langley Lane Map is of an appropriate design and should be replicated for the new signage.**
5. **19/0346/FUL** Valid date: 21/02/2019  
3 Chichester Way Garston WD25 9TY - Single storey front, side and rear extension for Mr and Mrs K and A Ganatra.  
**No objections.**
6. **19/0326/FUL** Valid date: 21/02/2019  
38 Tanners Hill Abbots Langley WD5 0LT - Front porch and part single, part two storey rear extension for Mr and Mrs P Groves.  
**No objections.**
7. **19/0355/FUL** Valid date: 27/02/2019  
Blocks D And E Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Alterations to existing entrance in between Blocks D and E to provide two revolving doors and one disabled access door, with new flank wall and canopy over entrance and new wall in front of the existing building for ASOS.com Ltd.  
**No objections.**
8. **19/0356/ADV** Valid date: 27/02/2019  
Blocks D And E Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Advertisement Consent: Installation of internally and externally illuminated fascia signs for ASOS.com Ltd.  
**No objections.**

## Abbots Langley Parish Council

9. 19/0383/FUL

Valid date: 01/03/2019

33 Long Elms Abbots Langley Hertfordshire WD5 0JS - Single storey front and side extension and associated internal and external alterations for Mr P Fitzgerald.

**No objections.**

10. 19/0418/FUL

Valid date: 05/03/2019

3 Toms Lane Kings Langley WD4 8NA - Single storey rear extension for Ms Jane Percival.

**No objections.**

11. 19/0390/FUL

Valid date: 05/03/2019

2 Royce Grove Leavesden WD25 7GD - Creation of new entrance porch, conversion of garage into habitable room, single storey rear extension and first floor rear terrace for Mr Ani Bardhan.

**Members object to the proposal to convert the garage into habitable accommodation which will reduce the available parking to one space which is insufficient for this five bedroom property on a corner plot. They are concerned that the roof terrace will overlook the dwellings in Dowding Way and is out of keeping with the surrounding properties in this prominent position.**