

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

27th November 2019

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Jane Lay, David Major, Robin Powell, Owen Roe (Vice-Chairman), Jon Tankard (Chairman), John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 4th December 2019 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. **To confirm the Minutes of the Meetings held on**
18th September, 9th and 30th October 2019.
5. **Planning Decisions from Three Rivers District Council**
To note the recent decisions as listed in Appendix A1.
6. **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.
7. **Three Rivers District Council - Planning Committee**
To confirm Members attendance at the above meeting on 17th December.
8. **Budget 2020-2021**
To discuss projects for the year and finalise the committee's budget. (Min. 234)
9. **Bench and Bin Maintenance**
To note update from Works Manager regarding cleaning of benches, noticeboards and bins.
10. **Highways and Transport Matters**
To note the following road closures within the Parish:

Abbots Langley Parish Council

That length of Trowley Rise, Abbots Langley from its junction with Tibbs Hill Road south westwards to its junction with Popes Road ("the Road"), a distance of approximately 668 metres, except for access.

11. Appeal

To note the following appeal against refusal of planning permission:

19/1325/RSP - 43 Fraser Crescent - Part Retrospective: Alterations to front garden to include replacement of front lawn with paving slabs, alterations to front porch to erect decorative reinforced fibreglass columns, and construction of low brick wall 1m high with iron rails around the right and front border of the property.

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 4th December 2019

Appendix A1

1. 19/1736/FUL ALPC meeting 18/09/2019
21 Bateson Drive Leavesden WD25 7ND - Conversion of existing garage into habitable accommodation and single storey rear extension for Dr Shalini Chopra.
ALPC Comment: No objections providing that two cars can still be parked off road.
TRDC Decision: Refused
Reason:
R1 The proposed development to replace the soft landscaping to the front of the dwelling with hardstanding significantly erodes the soft appearance of the frontage of the dwelling and results in unacceptable harm to the visual amenity of the streetscene. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013), and the NPPF (2019).
R2 The conversion of the garage results in a shortfall of parking provision to serve the dwelling, resulting in an increase in parking outside of the application site to the detriment of the safe movement and free flow of other highway users, the character of the area and residential amenity. The development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013), and the NPPF (2019).
2. 19/1670/FUL ALPC meeting 09/10/2019
10 Raymond Close Abbots Langley Hertfordshire WD5 0HG - Single storey side and rear extension for Mr Robert Mills.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
3. 19/1877/FUL ALPC meeting 09/10/2019
3 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing single storey conservatory and construction of single storey rear extension for Mr And Mrs Donald.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:

Abbots Langley Parish Council

Planning applications to be considered on 4th December 2019

Appendix B1

1. **19/2132/FUL** Valid date: 13/11/2019
Stable Cottage Chequers Lane Abbots Langley WD25 0GP - Part Retrospective:
Single storey side and rear extensions for Mr And Mrs Currie.

2. **19/2182/FUL** Valid date: 15/11/2019
29 The Garth Abbots Langley WD5 0JJ - Single storey rear extension for Mr And Mrs
Colligan.

3. **19/2193/FUL** Valid date: 19/11/2019
11 Furtherfield Abbots Langley WD5 0PL - Part-single, part two-storey side and
rear extensions for Jann Jenks.

4. **19/2217/RSP** Valid date: 19/11/2019
19 Edinburgh Drive Abbots Langley WD5 0TU - Part Retrospective: Conversion of
existing garage into a bedroom for Mr Ajaz Jamil.

5. **19/2205/FUL** Valid date: 21/11/2019
77 Trowley Rise Abbots Langley WD5 0LN - Two storey side extension and single
storey side and rear extensions for Mr John Furlong.

6. **19/2176/FUL** Valid date: 25/11/2019
55 Bucknalls Lane Garston WD25 9NE - First floor side extension, single rear
extension and loft conversion including the provision of front and rear rooflights
for Mr And Mrs Shashikanth Oluwatosin.