

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

28th January 2020

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 29<sup>th</sup> January 2020 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**  
20th November, 4th and 18th December 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. **Conservation Area Litter Bin**  
To consider replacement of broken litter bin located at the top of St Lawrence Close.
8. **Highways and Transport Matters**  
To note the following temporary road closure within the Parish:  
  
That length of Toms Lane, Kings Langley from its junction with Primrose Hill north eastwards for a distance of approximately 70 metres ("the Road"). An alternative route will be via Primrose Hill, Station Road, Gallows Hill, Gallows Hill Lane, High Street, Bedmond Road, High Street and Toms Lane. The Order is needed because the removal of vegetation and a tree around the railway bridge is proposed to be executed near the road.
9. **Appeals**

## Abbots Langley Parish Council

To note the following appeal against refusal of planning permission:

19/1273/FUL - 125 Abbots Road Abbots Langley WD5 0BJ - Construction of two storey side extension with garage, alterations to existing land levels and construction of raised terrace and decking to rear. Ref: APP/P1940/D/19/3241418

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 29<sup>th</sup> January 2020

#### Appendix A1

1. 19/2132/FUL ALPC meeting 04/12/2019

Stable Cottage Chequers Lane Abbots Langley WD25 0GP - Part Retrospective: Single storey side and rear extensions for Mr And Mrs Currie.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**
2. 19/2193/FUL ALPC meeting 04/12/2019

11 Furtherfield Abbots Langley WD5 0PL - Part-single, part two-storey side and rear extensions for Jann Jenks.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**
3. 19/2217/RSP ALPC meeting 04/12/2019

19 Edinburgh Drive Abbots Langley WD5 0TU - Part Retrospective: Conversion of existing garage into a bedroom for Mr Ajaz Jamil.

**ALPC Comment:** The members noted that the overall look has now been addressed but still have concerns about parking arrangements.

**TRDC Decision:** Refused

**Reason:** R1 The conversion of the garage results in a shortfall of parking provision to serve the dwelling which would be likely to result 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 development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
4. 19/2176/FUL ALPC meeting 04/12/2019

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.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**
5. 19/2244/RSP ALPC meeting 18/12/2019

Access Off Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RN - Retrospective: Erection of palisade fence and associated gate for N/A.

**ALPC Comment:** The members feel unable to make comment as the purpose of the gate cannot be determined from the documents provided.

**TRDC Decision:** Withdrawn

**Reason:**
6. 19/2184/FUL ALPC meeting 18/12/2019

34 Greenways Abbots Langley WD5 0EU - Single storey side and rear extension, front bay, front roof projection and alterations for Mr And Mrs Blowey.

**ALPC Comment:** No objections

**Abbots Langley Parish Council**

**TRDC Decision:** Approved

**Reason:**

7. 19/2181/FUL

ALPC meeting 18/12/2019

44 Toms Lane Kings Langley WD4 8NB - First floor side extension and single storey rear extension for Mr Tom Moriarty.

**ALPC Comment:** The members are concerned about the close proximity of the second storey to the boundary and are unsure of the council's policy on the 40% increase rule on greenbelt.

**TRDC Decision:** Approved

**Reason:**

8. 19/2268/FUL

ALPC meeting 18/12/2019

5 Griffon Way Leavesden Watford Hertfordshire WD25 7GE - Conversion of existing garage into habitable room, alterations to fenestration detail and internal alterations for Mrs Ghada Khalil.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**

**Abbots Langley Parish Council**

**Planning applications to be considered on 29<sup>th</sup> January 2020**

Appendix B1

1. 20/0023/FUL Valid date: 14/01/2020  
1 Hemsley Road Kings Langley Hertfordshire WD4 8SG - Change of use from a six bed Housing of Multiple Occupancy (HMO) to a seven bed HMO for Miss Talukder.
  
2. 19/2500/FUL Valid date: 06/01/2020  
Abbots Business Park, Unit 16 Primrose Hill Kings Langley WD4 8FR - Change of use from Industrial (B1) to Mixed Use (Auction House (Sui Generis) and Light Industrial (B1)) for Mr Jonathan Torode.
  
3. 20/0011/FUL Valid date: 06/01/2020  
29 The Garth Abbots Langley WD5 0JJ - Single storey rear extension for Mr And Mrs Colligan.
  
4. 19/2458/FUL Valid date: 08/01/2020  
Lost Witheil Upper Highway Abbots Langley Hertfordshire WD4 8PP - Demolition of existing extension and erection of single storey front, side and rear extension for Mr Mick Dunne.

**Abbots Langley Parish Council**

**Planning applications to be considered on 29<sup>th</sup> January 2020**

Appendix B2

1. 20/0063/FUL Valid date: 21/01/2020  
11 And 15 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Joint application: Single storey rear extensions to 11 and 15 Upper Highway for Mr Paul Kerrigan.
  
2. 20/0043/FUL Valid date: 22/01/2020  
28 Chapel Close Watford WD25 7AR - Construction of a two storey end of terrace dwelling with accommodation within the roof served by rear dormer and front rooflights and associated parking including new crossover to serve existing dwelling for Ms Jemima Stephens.
  
3. 20/0033/FUL Valid date: 24/01/2020  
28 Chapel Close Watford WD25 7AR - Single storey rear extension and rear loft conversion with front roof windows for Ms Jemima Stephens.