

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 4th December 2019 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard

Vice-Chairman Councillor Owen Roe

Councillors: Councillor Jean Bowman
Councillor David Major
Councillor Robin Powell

Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:26 pm.

254. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jane Lay.

255. Declarations of Interest

None.

256. Public participation

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

257. To confirm the Minutes of the previous meetings

It was proposed by Councillor Jean Bowman, seconded by Councillor Robin Powell and **RESOLVED** that the minutes of the meetings held on 18th September, 9th and 30th October 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.

258. Planning Decisions from Three Rivers District Council

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

259. 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.

260. Three Rivers District Council - Planning Committee

The members asked for the agenda to be circulated prior to the meeting so that attendance can be arranged if deemed necessary.

261. Budget 2020-2021

The Committee will decide on spending priorities for the new financial year in January.

Following the meeting the Council Administration Officer spoke to the Clerk who will not make any amendments to the current draft budget.

262. Bench and Bin Maintenance

The Council Administration Officer reported that the Works Team have commenced cleaning the bins, noticeboards and benches in the Parish and the Works Manager will be producing a schedule of further dates for this to take place.

The members asked if the bottom section of the bins could be painted to stop corrosion from 'visiting' dogs.

263. Highways and Transport Matters

Members noted the temporary road closure order.

Abbots Langley Parish Council

264. Appeal

Members noted 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.

The meeting closed at 8.12 pm.

Signed: _____

Dated: _____

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 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.
No objections.
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.
No objections.
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.
No objections.
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.
The members noted that the overall look has now been addressed but still have concerns about parking arrangements.
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.
The members are concerned about the protruding east elevation and feel it will have an unduly incongruous effect on the street scene.
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.
No objections.