

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

13th December 2018

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, Brenda Kersey, Jane Lay, David Major (Chairman), Robin Powell, Owen Roe (Vice-Chairman), Alison Ward, John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 19th December 2018 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. **Planning Decisions from Three Rivers District Council**
To note the recent decisions as listed in Appendix A1.
5. **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.
6. **Three Rivers District Council - Planning Committee**
To receive a report on the meeting held on 13th December 2018.
7. **Highways and Transport Matters**
To note the following temporary road closures within the Parish:

To prohibit traffic from using various short lengths of road at the Bridge Road, A41 Watford Road, Langleybury Lane, Hunton Bridge junction for works to be executed on or near the roads. If the Order is made it shall come into force on 14th January 2019 for a period of up to 18 months, but will only take effect at the times indicated by signs on or near the road, including alternative routes.

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Planning applications decided by Three Rivers District Council Reported on 19th December 2018

Appendix A1

1. 18/1769/FUL ALPC meeting 19/09/2018

Land adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace for Mr William Dalton.

ALPC Comment: Members object to this application being a cramped overdevelopment on a congested, busy road, adjacent to a wildlife site. They are also concerned about the considerable loss of trees and the effect on the ecology of the area. If approved, the proportion of affordable dwellings permitted with the current application should be retained as such in the future.

TRDC Decision: Approved
2. 18/2012/FUL ALPC meeting 31/10/2018

57 Trowley Rise Abbots Langley WD5 0LN - Two storey side and rear extension, single storey front extension, single storey rear extension and loft conversion including rear dormer and rooflights to front and rear for Mr and Mrs Barrett.

ALPC Comment: Members are concerned that the proposed two storey side extension extension is only one metre from the boundary with the adjoining property, being less than the guidance of 1.2 metres.

TRDC Decision: Approved following revision of plans - see TRDC planning online for full details.
3. 18/2003/ADV ALPC meeting 31/10/2018

63 High Street Abbots Langley WD5 0AE - Advertisement Consent: Installation of new fascia sign to front elevation for Mrs Trang.

ALPC Comment: No objections.

TRDC Decision: Approved
4. 18/2025/FUL ALPC meeting 31/10/2018

Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Alterations to existing forecourt canopy including increase in height for Motor Fuel Group.

ALPC Comment: No objections.

TRDC Decision: Approved
5. 18/2086/FUL ALPC meeting 31/10/2018

39 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Single storey rear extension for Mrs Jennifer Jones.

ALPC Comment: No objections.

TRDC Decision: Approved
6. 18/2078/FUL ALPC meeting 31/10/2018

30 Gallows Hill Lane Abbots Langley WD5 0DA - First floor side extension for Mr and Mrs Baldwin.

ALPC Comment: No objections.

TRDC Decision: Approved
7. 18/2075/FUL ALPC meeting 31/10/2018

224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served

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by dormers and rooflights, construction of detached garage with rooflights and extension to drive for Mr Arif Syed.

ALPC Comment: If approved, the detached garage should not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling and not as an independent dwelling.

TRDC Decision: Approved

8. 18/2001/RSP

ALPC meeting 31/10/2018

14 Little Graylings Abbots Langley WD5 0JG - Retrospective Application: Change of use of a six bedroom house of multiple occupancy (Use Class C4) to a seven bedroom house of multiple occupation (Sui Generis) for Andrew Wallace.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications to be considered on 19th December 2018

Appendix B1

1. **18/2361/FUL** Valid date: 29/11/2018
19 Hazelbury Avenue Abbots Langley WD5 0DE - Loft conversion including construction of rear dormer windows and installation of a front rooflight for Mr Robert Stevens.
2. **18/2377/FUL** Valid date: 27/11/2018
36 The Crescent Abbots Langley Hertfordshire WD5 0DS - Construction of two storey side extension and part two, part single storey rear extension for Mrs Catherine Dunderdale.
3. **18/2397/CLPD** Valid date: 29/11/2018
19 Peacock Walk Abbots Langley WD5 0GP - Certificate of Lawfulness for Proposed Development: Loft conversion including of rear dormer window and insertion of rooflights to front and construction of enclosed front porch for Mr J Gish.
4. **18/2294/FUL** Valid date: 30/11/2018
59 Tibbs Hill Road Abbots Langley WD5 0EE - Construction of drop kerb onto Creasy Close and parking to front of dwelling for Ms Desai.
5. **18/2404/FUL** Valid date: 30/11/2018
21 Follett Drive Abbots Langley WD5 0LP - Single storey front and rear extension for Mr and Mrs Ward.
6. **18/2391/FUL** Valid date: 03/12/2018
14 Little How Croft Abbots Langley WD5 0BR - Two storey front extension, extension of front dormer window and conversion of garage to habitable accommodation to be used as an annexe for Mrs A Barnes.
7. **18/2424/FUL** Valid date: 05/12/2018
4 High Street Bedmond WD5 0QR - Two storey side and rear extension and front porch for Mr G Depiano.
8. **18/2364/FUL** Valid date: 05/12/2018
6 Berkeley Close Abbots Langley Hertfordshire WD5 0XA - Proposed dwelling and joint extensions with existing dwelling including single storey rear extension. Proposed residential property; single storey rear extension, creation of continuous 'porch' on front elevation, creation of single storey element on flank elevation. Both units to incorporate rooflights and light wells for Mr and Mrs Prichard.
9. **18/2450/RSP** Valid date: 10/12/2018
129 Lemonfield Drive Garston Watford Hertfordshire WD25 9TT - Retrospective: Front porch for Mr Nigel Middleton.
10. **18/2441/FUL** Valid date: 10/12/2018
12 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Proposed first floor rear and side extension and external and internal alterations to dwellinghouse for Mr J DiPinto.
11. **18/2446/FUL** Valid date: 11/12/2018
18 Orchard Avenue Abbots Langley WD25 7JG - Single storey rear extension for Mr and Mrs Steve Harrington.