

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

21st August 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 28th August 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. **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 confirm Members attendance at the above meeting on 12 September 2019.
7. **Neighbourhood Plan**
To note Members comments on the first four sections of the draft plan.

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Planning applications decided by Three Rivers District Council Reported on 28th August 2019

Appendix A1

1. 18/1034/OUT ALPC meeting 06/06/2018

West Herts College Home Park Mill Link Road Station Road Kings Langley Hertfordshire WD4 8LZ - Outline Application: Demolition of existing college building and redevelopment for a residential development of 65 flats [Appearance, Landscaping, Layout and Scale reserved] for Mrs Gillian O'Connell.

ALPC Comment: Members have concerns that, in conjunction with the redevelopment currently in progress on Pinnacle House, this would create an overdevelopment of this area within the Green Belt and cause an unacceptable level of increase in traffic on the local roads at peak times.

TRDC Decision: Approved

Reason:
2. 19/0645/FUL ALPC meeting 24/04/2019

Mansion House Farm Bedmond Road Abbots Langley Hertfordshire - Removal of Condition 8 (Solar PV) of planning permission 18/0223/FUL as solar pv panels are no longer proposed within the scheme for Jarvis Contracting.

ALPC Comment: Members are disappointed that the solar panels are not longer proposed. They feel this was an important feature of the original planning permission and that there was a lack of information showing why this decision has been made.

TRDC Decision: Approved

Reason:
3. 19/0883/FUL ALPC meeting 05/06/2019

22-33 And 40-51 Summerhouse Way Abbots Langley WD5 0DY - Variation of Condition 33 (Sustainable Drainage) of planning permission 17/1290/FUL (Demolition of 24 existing apartments and redevelopment to provide 43 apartments (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associated development including parking and landscaping) to allow demolition to commence prior to submission of details for Jarvis Contracting Ltd.

ALPC Comment: Under the current Three Rivers Environmental Directive the members feel strongly that a drainage strategy is in place before any site works.

TRDC Decision: Approved

Reason:
4. 19/0973/LBC ALPC meeting 26/06/2019

The Kings Head Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Repair works to two existing chimney pots, render repair works to flank elevation of main building including helical bars to brickwork and repair works to existing outbuilding for Mr Richard Johnson.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
5. 19/0946/RSP ALPC meeting 26/06/2019

173 Abbots Road Abbots Langley WD5 0BN - Retrospective: Construction of raised patio and screening to rear for Mr T Warne.

ALPC Comment: The members have no objections providing there is no privacy intrusion from the raised patio area.

TRDC Decision: Approved

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Reason:

6. 19/1115/FUL ALPC meeting 26/06/2019
57 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Demolition of conservatory and erection of single storey rear extension and internal alterations for Mr Burns.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
7. 19/1120/FUL ALPC meeting 17/07/2019
Blocks D And E 2 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 Limited.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
8. 19/1121/ADV ALPC meeting 17/07/2019
Blocks D And E 2 Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Advertisement Consent: Installation of internally and externally illuminated fascia signs for ASOS.Com Limited.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
9. 19/1213/FUL ALPC meeting 17/07/2019
15 Creasy Close Abbots Langley WD5 0HS - Loft conversion including rear dormer and installation of front rooflight for Ms Haines.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
10. 19/1209/FUL ALPC meeting 17/07/2019
148 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension for Mr And Mrs Morten.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
11. 19/1183/FUL ALPC meeting 17/07/2019
17 Adrian Road Abbots Langley WD5 0AG - Loft conversion including front dormer window and rear rooflights, alterations to the roof form of the existing two storey rear projection, single storey rear extension and alterations to fenestration detail. for Mr And Mrs Clements.
ALPC Comment: No objections but Members are concerned about possible additional parking requirements on an already congested road.
TRDC Decision: Approved
Reason:

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Planning applications to be considered on 28th August 2019

Appendix B1

1. **19/1439/FUL** Valid date: 05/08/2019
The Weald Bell Lane Bedmond WD5 0QT - Two storey rear extension for Mr And Mrs Clements.

2. **19/1435/RSP** Valid date: 05/08/2019
2 Gypsy Lane Hunton Bridge WD4 8PR - Part retrospective: Conversion of garage to habitable accommodation including replacement of garage door with a window for Mr Trevor Hayes.

3. **19/1451/FUL** Valid date: 01/08/2019
11 Rosemarie Close Leavesden WD25 7NP - Conversion of garage to habitable accommodation for Mrs Zoe Hill.

4. **19/1417/FUL** Valid date: 01/08/2019
28 Toms Lane Kings Langley WD4 8NB - Conversion of garage into habitable room including replacement of garage door with window to match existing for Mr Robert McKerrow.

5. **19/1503/FUL** Valid date: 14/08/2019
1 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Loft conversion including front, side and rear dormer windows and velux window to side roofslope for Dr M And Mrs J Overstolz.

6. **19/1546/FUL** Valid date: 14/08/2019
74 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Proposed single storey rear and side extension, alterations to roof of existing rear projection and internal alterations with raised platform to rear for Mrs Angela Butcher.