

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

13th 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 20th November 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 17th December 2019.
7. **Budget 2020 -2021**
To consider the budget for which this committee has responsibility and projects for the new financial year.
8. **Benches**
To consider the Clerks report on memorial benches.
9. **Highways and Transport Matters**
To note the following road closures within the Parish:

That length of Gallows Hill, Abbots Langley/Station Road, Kings Langley from its junction with Gallows Hill Lane north westwards to its junction with Home Park Mill Link ("the length of Roads"), a distance of approximately 806 metres, except for access.

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Planning applications decided by Three Rivers District Council Reported on 20th November 2019

Appendix A1

1. 19/1603/FUL ALPC meeting 18/09/2019

Westport House 78 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Single storey side extension to existing garage for Mr M Charteris.

ALPC Comment: The members feel that a gable roof would be more suitable to match the rest of the garage.

TRDC Decision: Refused

Reason: R1: The proposed side extension to the garage by reason of its width, design and proximity to the site boundary would appear as a discordant and incongruous addition within the application site which would not reflect or respect the character or appearance of the existing building or the wider area. The proposal would be harmful to the character of the locality and contrary to Policies CP1 and CP12 of Core Strategy (adopted October 2011), Policies DM1 and Appendix 2 of the DMP LDD (adopted July 2013).
2. 19/1606/FUL ALPC meeting 18/09/2019

Little Tylers Harthall Lane Kings Langley HP3 8SE - First floor front extension to include insertion of roof lights to existing roof, alterations to fenestration and inclusion of painted render to front elevation for Ms S Morton.

ALPC Comment: No objections

TRDC Decision: Refused

Reason: R1 The proposed first floor front extension, in conjunction with the previous extensions and alterations would result in disproportionate additions over and above the size of the original dwelling and would therefore be inappropriate development in the Green Belt. The proposed development would also result in further spread development across the site and would add to the cumulative adverse impact on the openness of the Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
3. 19/1647/FUL ALPC meeting 18/09/2019

53-55 And Land To The Front Of 21-37 Cheshire Drive Leavesden Watford Hertfordshire WD25 7GP - Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including balconies, landscaping, car parking, cycle storage and refuse and recycling storage. for Origin Housing Limited.

ALPC Comment: The members object to such a prominent development which is so close to the highway and out of character for the area. They have concerns about the height of the building and that the rear gardens of neighbouring properties will be overlooked. Although the committee welcome an increase in site density they feel this will have detrimental effect on privacy of neighbouring properties.

TRDC Decision: Approved

Reason:
4. 19/1659/RSP ALPC meeting 18/09/2019

5 Fullers Avenue Garston Watford Hertfordshire WD25 9BU - Part Retrospective: Erection of a shed for Mr Richard Searle.

ALPC Comment: No objections

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TRDC Decision: Approved

Reason:

5. 19/1726/FUL ALPC meeting 18/09/2019
47 Gallows Hill Lane Abbots Langley WD5 0DB - Single storey rear extension, conversion of garage to habitable accommodation including installation of a bay window and internal alterations for Mrs Michelle Cooper.
ALPC Comment: The members feel that the extension should be secondary to the house and that the window is disproportionate to the main building.
TRDC Decision: Approved
Reason:
6. 19/1578/FUL ALPC meeting 18/09/2019
15 Follett Drive Abbots Langley WD5 0LP - Construction of new porch for Mrs Amy Jones.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
7. 19/1640/FUL ALPC meeting 09/10/2019
20 Marlin Square Abbots Langley WD5 0EG - Single storey side and rear extension and alterations to roof of existing projection for Paul Duffy.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
8. 19/1766/FUL ALPC meeting 09/10/2019
22-24 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Joint application: Loft conversion including increase in ridge height and insertion of rear dormers for Mr Davidge And Mr Cresswell.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
9. 19/1780/RSP ALPC meeting 09/10/2019
46 Trowley Rise Abbots Langley WD5 0LW - Part Retrospective: Extension to existing outbuilding for Mr Eoghan Cronin.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
10. 19/1723/FUL ALPC meeting 09/10/2019
55 Gallows Hill Abbots Langley WD4 8LX - Ground floor and basement rear extension, extension to first floor rear elevation and roof and entrance porch for Mr Richard Finnegan.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
11. 19/1747/FUL ALPC meeting 09/10/2019

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22/24 Adrian Road Abbots Langley WD5 0AQ - Replacement roof, including roof lantern, to existing single storey extension and insertion of bi folding doors to rear for Mr & Mrs Brian Power.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

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Planning applications to be considered on 20th November 2019

Appendix B1

1. 19/2045/FUL Valid date: 28/10/2019
34 Kindersley Way Abbots Langley WD5 0DQ - Two storey side and rear extension for Mr And Mrs S Ashby.

2. 19/2067/FUL Valid date: 05/11/2019
139 Toms Lane Kings Langley WD4 8NX - Single storey rear extension, entrance porch to side elevation and alterations to front elevation for Mr Thornhill.

3. 19/1988/CLED Valid date: 01/11/2019
The Cottage Belair Toms Lane Kings Langley Hertfordshire WD4 8NH - Certificate of Lawfulness Existing Use: Use of the building known as The Cottage, Toms Lane, and its associated residential curtilage, as a two bedroom self-contained dwelling for Mr M Russell.

4. 19/2158/ADV Valid date: 08/11/2019
8 Langley Parade Langley Road Abbots Langley Hertfordshire WD5 0AB - Advertisement Consent: Erection of an internally illuminated projecting sign for Mr Patel.

5. 5/2019/2616 Valid date: 24/10/2019
Land Opposite Serge Hill Cottages Sergehill Lane Bedmond Abbots Langley Hertfordshire - Construction of Class D2 (assembly and leisure) community garden resource centre and use of land for education, training, employment and recreation in gardening and horticulture with associated landscaping, parking and access Mr Tom Stuart-Smith.
www.stalbans.gov.uk/planning/searchforplanningapplications/
St Albans City and District Council