

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 16th May 2018 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman:	Councillor David Major
Vice-Chairman	Councillor Owen Roe
Councillors:	Councillor Jean Bowman Councillor Liz Burns Councillor Jane Lay Councillor Alison Ward
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

27. Apologies for absence

Apologies were received, accepted and recorded from Councillors Brenda Kersey, Robin Powell and John Wyatt, all unavailable.

28. Declarations of interest

There were no declarations of interest.

29. Public participation

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

30. Election of Vice Chairman

It was proposed by Councillor Liz Burns, seconded by Councillor Jean Bowman and **RESOLVED** that Councillor Owen Roe be elected Committee Vice Chair for the municipal year 2018-2019.

31. To confirm the Minutes of the previous meetings

It was proposed by Councillor Jean Bowman, seconded by Councillor Jane Lay and **RESOLVED** that the minutes of the meetings held on 14th March, 4th and 25th April 2018, 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.

32. Planning Decisions from Three Rivers District Council

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

33. 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.

34. Three Rivers District Council - Planning Committee

Councillor Owen Roe will attend the above meeting on 24th May and Councillor Jean Bowman will attend on 28th June 2018.

35. High Street Benches

Members agreed to replace the two benches in front of Causeway House to match those already installed in the conservation area (removed benches to be re-used). The condition of the existing bench in front of Hanover Gardens was also discussed. It was reported that this is a memorial bench and not owned by the Parish Council, Councillor Liz Burns agreed to investigate ownership and consideration will be given to replacing it if possible.

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36. Highways and Transport Matters

Members noted the following road closures within the Parish:

- i. Lauderdale Road, Hunton Bridge for its entire length, except for access, from 11:00am to 8:00pm on Saturday 19th May 2018, when signs are in place, for the duration of a "Royal Wedding Street Party".
- ii. Lauderdale Road, Hunton Bridge from its junction with Hamilton Road south eastwards to its junction with Hunton Bridge Hill, except for access, for utility works. If the Order is made it shall come into force on 1st June 2018 for up to 18 months, however, the restrictions will only take effect at the times indicated by signs on or near the road.

The meeting closed at 9.03 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 16th May 2018

Appendix A1

1. **18/0262/FUL** ALPC meeting 14/03/2018

The Copse Woodside Road Abbots Langley WD5 0FR - Variation of Conditions 11 (Landscaping) and 12 (Landscape Management Plan) pursuant to planning permission 15/2000/AOD (Approval of Details): to alter to the landscape scheme for Mr William Smith.

ALPC Comment: Members again strongly object to the application for variation of the approved landscaping plan to now exclude yet another tree from the planting designed to provide a screen between the new properties and the existing houses in Harlech Road, in particular the fruit trees which would have gone some way to replacing those destroyed by the new development. The approved plan (15/2000/AOD) should be adhered to as it is an important part of the original consent.

TRDC Decision: Approved
2. **18/0239/RSP** ALPC meeting 14/03/2018

Land at the Rear of 2 Moore Road Abbots Langley Hertfordshire - Retrospective: Change of use of land from public open space to residential curtilage for Staunton-Jameson.

ALPC Comment: Members strongly object to the variation of the approved plans and the loss of this valuable public open space in an area which was once all open space and has already been sacrificed to make way for a very large housing estate. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved
3. **18/0300/FUL** ALPC meeting 14/03/2018

17A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Part single, part two storey side extension; single storey rear extension; pitched roof to existing two storey front bay feature; alterations to hardstanding and extension to existing dropped kerb for Mr D Smith And Ms J Clarke.

ALPC Comment: Members support Highways objections with regard to the parking and that there is insufficient provision for what will become a five bedroom property.

TRDC Decision: Approved
4. **18/0392/FUL** ALPC meeting 14/03/2018

45 Upper Highway Abbots Langley WD4 8PP - Loft conversion including hip-to-gable extension, insertion of rear dormer window and front rooflights for Mr & Mrs Bartram.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **18/0287/FUL** ALPC meeting 14/03/2018

19 Upper Highway Abbots Langley WD4 8PP - Demolition of existing conservatory and part two storey, part single storey rear and side extension. for Mr Robert Ferry.

ALPC Comment: No objections.

TRDC Decision: Approved

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6. 18/0425/FUL ALPC meeting 14/03/2018
6 Gypsy Lane Hunton Bridge WD4 8PR - Roof extension including increase in ridge height and hip-to-gable extension and insertion of rear dormer windows and front rooflights; part two storey rear extension; lower ground floor extension to rear and alterations to fenestration for Mr Callan.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 18/0512/RSP ALPC meeting 04/04/2018
14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Part demolition of existing garage, conversion to workshop and alterations to roof for Mr Tim Wright.
ALPC Comment: Members have no objections providing the proposed workshop remains ancillary to the main building and is not used as habitable accommodation.
TRDC Decision: Approved
8. 18/0522/FUL ALPC meeting 04/04/2018
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr Singh.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 18/0531/FUL ALPC meeting 04/04/2018
4 Hyde Lane Pimlico HP3 8SB - Single storey rear extension for Mr Joshua Bird.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 18/0506/FUL ALPC meeting 04/04/2018
173 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Proposed two storey rear extension, single storey side and rear extension, front bay and internal alterations. for Mr T Warne.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 18/0552/FUL ALPC meeting 04/04/2018
26 Gallows Hill Abbots Langley WD4 8LU - Pitched roof to be constructed over existing garage flat roof and front porch for Mr Kalpesh Bhatt.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 18/0537/FUL ALPC meeting 04/04/2018
22-24 Bridge Road Hunton Bridge WD4 8RE - Repairs to existing outbuilding for Mr Duncan Baker.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 18/0538/LBC ALPC meeting 04/04/2018
22-24 Bridge Road Hunton Bridge WD4 8RE - Listed Building Consent: Repairs to existing outbuilding for Mr Duncan Baker.
ALPC Comment: No objections.
TRDC Decision: Approved

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14. 18/0509/FUL

ALPC meeting 04/04/2018

23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey side and rear extension, single storey rear extension, loft conversion including insertion of side dormers and rooflights to the front and rear, part conversion of existing garage and new window in side elevation for Mr and Mrs J Driscoll.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 18/0613/FUL

ALPC meeting 04/04/2018

14 and 16 Water Lane Kings Langley Hertfordshire WD4 8HN - Joint Application: Single storey rear extension and alterations for Coleman.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 16th May 2018

Appendix B1

1. **18/0714/FUL** Valid date: 23/04/2018
Land Adjacent to Kings View Farm Toms Lane Kings Langley Hertfordshire - Construction of a detached two storey dwelling including balcony to rear, with associated hardstanding and landscaping including alterations to levels, change of use of land to residential and installation of gates for The Trustees of Arianah Pryce Kennedy.
Members object to this application for a change of use of land to residential, to accommodate a large new build property, out of keeping with the surrounding buildings and within the green belt. Members do recognise there may be special circumstances. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
2. **18/0865/FUL** Valid date: 25/04/2018
22 Offord Grove Leavesden WD25 7NE - Single storey rear extension for Mr Colin Devine.
No objections.
3. **18/0787/FUL** Valid date: 24/04/2018
Land Rear of 25 Langley Lane Abbots Langley Hertfordshire WD5 0LS - Demolition of existing garage and construction of replacement double garage for Mr Egan.
Members object to this proposal for a new garage agreeing with Highways that the building is not set back far enough to allow safe passage for both pedestrians and traffic along Shirley Road. Any approval should include a condition that the building is retained as a garage in future and continues to be ancillary to the residential dwelling with no subdivision.
4. **18/0909/RSP** Valid date: 01/05/2018
121 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Part Retrospective: Extension of existing patio and new raised grass level. for Mr K Davari.
Members have concerns regarding overlooking and loss of privacy for the adjoining property number 119a.
5. **18/0929/LBC** Valid date: 03/05/2018
Pound Cottage Kitters Green Abbots Langley WD5 0ET - Infill rear extension, alterations to fenestration detail and internal alterations including the removal of kitchen wall and opening of existing fireplace for reuse. for Mr and Mrs Smith.
Members object to the proposed aluminium framed glazed sliding doors which are out of keeping with this grade II listed building within the conservation area of Abbots Langley.
6. **18/0789/FUL** Valid date: 03/05/2018
15 Hunters Lane Leavesden WD25 7BA - Alterations to roof form of existing two storey rear extension from pitched roof to crown roof form for Mrs G Want.
No objections.
7. **18/0813/FUL** Valid date: 03/05/2018
52 Broomfield Rise Abbots Langley WD5 0HN - Demolition of existing side extension and erection of replacement single storey side extension, alterations to front porch, alterations to frontage including alterations to front boundary wall and provision of hardstanding. for Mr and Mrs Ingleby.
No objections.

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8. 18/0940/FUL Valid date: 04/05/2018
147 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and raised patio to rear for Mr and Mrs Cousins.
No objections.
9. 18/0946/FUL Valid date: 08/05/2018
15 and 17 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extensions to numbers 15 and 17 Tanners Hill for Hawkins and Kutsch.
Members have concerns that the proposed extension will have an adverse effect on the light to no.19 and that there may be party wall issues with the adjoining properties on either side.
10. 18/0690/FUL Valid date: 04/05/2018
49 Balmoral Road Abbots Langley WD5 0ST - Two storey side extension and front porch for Mr Chad Greatorex.
Members object to this large extension for the size of the plot and the close proximity of the two storey element to the public footpath, also the lack of parking provision for what will become a four bedroomed property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
11. 18/0928/FUL Valid date: 08/05/2018
Pound Cottage Kitters Green Abbots Langley WD5 0ET - Infill rear extension, alterations to fenestration detail and internal alterations including the removal of kitchen wall and opening of existing fireplace for reuse. for Mr and Mrs Smith.
Members object to the proposed aluminium framed glazed sliding doors which are out of keeping with this grade II listed building within the conservation area of Abbots Langley.
12. 18/0677/FUL Valid date: 09/04/2018
34 Roman Gardens Kings Langley WD4 8LG - Construction of a first floor side extension, single storey rear extension and two storey rear extension - Revised Plans lodged 09/05/2018. for Mr A Fitzgerald.
Members considered the revised plans but did not wish to change their comments as their original concerns had not been addressed.
13. 18/0854/FUL Valid date: 09/05/2018
67 Royce Grove Leavesden WD25 7GB - Single storey side extension for Mr and Mrs Graham.
Members object to this contrived overdevelopment of the plot with provision for only one car for what will become a five bedroomed property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
14. 18/0855/CLPD Valid date: 09/05/2018
67 Royce Grove Leavesden WD25 7GB - Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights for Mr and Mrs Graham.
Members object to this application which, in conjunction with 18/0854/FUL, results in an overdevelopment of the property in a style which is out of keeping with the area and which would create a top heavy appearance to the dwelling. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

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15. 18/0922/RSP

Valid date: 10/05/2018

10 Gypsy Lane Hunton Bridge WD4 8PR - Retrospective: Construction of raised deck to rear for Mr Vijay Morzaria.

No objections.

16. 18/0913/FUL

Valid date: 08/05/2018

6-11 Tanners Wood Lane Abbots Langley Hertfordshire WD5 0PX - Replacement of windows and external doors for Thrive Homes.

No objections.