

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 6<sup>th</sup> June 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 Brenda Kersey Councillor Jane Lay Councillor Robin Powell
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **49. Apologies for absence**

Apologies were received, accepted and recorded from Councillors Liz Burns, Alison Ward and John Wyatt, all unavailable.

### **50. Declarations of interest**

Councillor Jean Bowman declared an interest in planning application 18/1047/FUL (Appendix B1, item 4.) as she is personally acquainted with the applicants.

### **51. Public participation**

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

### **52. Planning Decisions from Three Rivers District Council**

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

### **53. 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.

### **54. Three Rivers District Council - Planning Committee**

Councillor Owen Roe attended the meeting held on 19<sup>th</sup> April 2018 at which the following applications falling in the Parish were discussed:

- i. 18/0544/FUL - Part single, part two storey side and rear extension and front porch at 59 High Acres, Abbots Langley, WD5 0JB, which was approved following submission of revised plans.
- ii. 18/0677/FUL - Construction of a first floor side extension, single storey rear extension and two storey rear extension at 34 Roman Gardens, Kings Langley, WD4 8LG, which was approved despite the Parish Council's objections who remain concerned about the inevitable loss of trees and hedging.

### **55. Street Naming - New Development Fairways Farm**

Members agreed with the suggestions made by Cllr Stephen Giles-Medhurst of Fairways Close/Road and Barnes Wallis Close, reflecting the history of the area and proposed Farm Road/Drive as the third name.

### **56. Highways and Transport Matters**

Members noted the following road closures within the parish:

- i. Bell Close, Bedmond for its entire length for road works to be carried out. If made, the Order shall come into force on 1<sup>st</sup> July 2018 for a period of up to 6 months only at the times indicated by signs on or near the road or footpath, except for access.
- ii. Old Mill Road, Hunton Bridge from its junction with The Maltings north

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westwards for a distance of approximately 140 metres, except for access, for gas service works to be carried out. If made, the Order shall come into force on 18<sup>th</sup> June 2018 for a period of up to 18 months only at the times indicated by signs on or near the road.

- iii. Toms Lane, Kings Langley from its junction with Primrose Hill north eastwards for a distance of approximately 150 metres, except for access, for utility installation works to be carried out. If made, the Order shall come into force on 16<sup>th</sup> June 2018 for a period of up to 18 months only at the times indicated by signs on or near the road.

### 57. Appeal

Members noted the following appeal against refusal of planning permission:

17/0780/FUL - High View Caravan Park, Toms Lane, Kings Langley - Demolition of garages and change of use of land to accommodate 3 residential park homes with associated works to boundary treatment and parking areas. Ref: APP/P1940/W/17/3192156.

The meeting closed at 9.42 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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### Planning applications decided by Three Rivers District Council Reported on 6<sup>th</sup> June 2018

#### Appendix A1

1. **18/0536/FUL** ALPC meeting 04/04/2018  
82A Toms Lane Kings Langley Hertfordshire WD4 8NL - Installation of new vehicle cross over and extension to drive to create carriage drive for Mr and Mrs Milone.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. **18/0544/FUL** ALPC meeting 04/04/2018  
59 High Acres Abbots Langley WD5 0JB - Part single, part two storey side and rear extension; installation of solar panels to front and rear roofslopes; front porch and construction of detached garage for Mr R Shalom.  
**ALPC Comment:** Members object to this huge overdevelopment of the plot leaving little remaining amenity space and with inadequate off street car parking for a four bedroom property. 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 following revision of plans - see TRDC planning online for full details.
3. **18/0614/FUL** ALPC meeting 04/04/2018  
14A Hunton Bridge Hill Hunton Bridge WD4 8PU - First floor side extension above existing ground floor extension; loft conversion including hip-to-gable roof extension and insertion of front and rear rooflights for Mr Mark Lythaby.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. **18/0622/FUL** ALPC meeting 04/04/2018  
3 Barley Brow Abbots Langley Watford Hertfordshire WD25 0JW - Proposed loft conversion including front and rear dormer windows, front rooflights, single storey side extension plus internal alterations. for Ms S Daniel.  
**ALPC Comment:** Members have concerns that the proposed loft conversion including the front and rear dormer windows and front rooflights would fail to maintain the general character and appearance of this property within the green belt.  
**TRDC Decision:** Approved
5. **18/0659/FUL** ALPC meeting 25/04/2018  
54 Toms Lane Kings Langley WD4 8NB - Single storey rear extension and alterations to roof form of existing extension for Mr and Mrs S Tearle.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. **18/0766/FUL** ALPC meeting 25/04/2018  
4 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Single storey rear extension for Mr & Mrs Russell & Natasha Benham.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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7. 18/0693/FUL

ALPC meeting 25/04/2018

96 Mutchetts Close Garston WD25 9TS - Extension to existing porch for Ms Kally Brandon.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications considered on 6<sup>th</sup> June 2018

#### Appendix B1

1. **18/0981/CLED** Valid date: 11/05/2018  
World Of Water Aquatic Centres Ltd Hempstead Road Watford WD4 8QG -  
Certificate of Existing Use: Use of site for Class A1 (Retail) use for World of Water.  
**No objections.**
2. **18/0821/FUL** Valid date: 11/05/2018  
Land Between Langleybury Lane And Old House Lane Langleybury Lane Langleybury  
WD4 8RW - Use of land for the stationing of caravans for residential purposes for 6  
no. gypsy pitches together (6 static caravans and five touring caravans) with the  
formation of additional hard standing, 3 ancillary utility/dayroom blocks and  
stable block for Mr J Cash.  
**Members agreed this application is an inappropriate development within the  
Green Belt that would do nothing to preserve the openness of the area and that  
no special circumstances had been demonstrated to warrant the increase in  
extent and the number of pitches proposed for the site. If officers are minded  
to approve this application then Members request that it is referred to Three  
Rivers Planning Committee for consideration.**
3. **18/0996/FUL** Valid date: 16/05/2018  
15 Peacock Walk Abbots Langley WD5 0GP - Single storey side and rear extension,  
alterations to front porch and change to fenestration for Mr Lee Stockwell.  
**No objections.**
4. **18/1047/FUL** Valid date: 18/05/2018  
The Bungalow Bell Close Bedmond WD5 0QU - Single storey front extension for Mr  
And Mrs Cornish.  
**No objections.**
5. **18/0977/FUL** Valid date: 18/05/2018  
78 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey rear  
conservatory for Mr Samuel Kirby.  
**No objections.**
6. **18/0799/FUL** Valid date: 18/05/2018  
8 Seabrook Road Kings Langley WD4 8NU - Installation of 72 frame mounted solar  
panels on aluminium frames. for Mr James Lambert.  
**No objections.**
7. **18/1034/OUT** Valid date: 22/05/2018  
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.  
**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.**
8. **18/1039/FUL** Valid date: 23/05/2018  
59 Orchard Avenue Abbots Langley WD25 7JG - Loft conversion including hip to  
gable extension, insertion of rear dormer and front rooflights for Mr B Darter.  
**No objections.**

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9. 18/1031/FUL

Valid date: 23/05/2018

167 Toms Lane Kings Langley Hertfordshire WD4 8PA - Extension of vehicular crossover for Mrs Bridget Bowra.

**No objections.**

10. 18/1071/FUL

Valid date: 25/05/2018

6 Berkeley Close Abbots Langley WD5 0XA - Proposed dwelling and joint extensions with existing dwelling including single storey front extension, part single and part two storey rear extensions and rooflights. Proposed residential property; part single part double 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. New crown roof to span both properties. for Jamie Watson.

**Members have concerns about the loss of light to the adjoining property number 7 and the lack of parking provision for a new house in this crowded area.**

11. 18/0690/FUL

Valid date: 04/05/2018

49 Balmoral Road Abbots Langley WD5 0ST - Two storey side extension and front porch - Revised plans lodged 29/05/2018 for Mr Chad Greatorex.

**Having considered the amended plans lodged, with the reduction in size of the first floor adjoining the public footpath, Members now have no objections to the application.**

12. 18/0990/RSP

Valid date: 31/05/2018

84 Wharf Way Hunton Bridge Kings Langley Hertfordshire WD4 8FN - Part Retrospective: Extension and conversion of garage to accommodate a gym/exercise room, store and shower room. for Ria Chawda.

**Members object to the extension and conversion of the garage as an addition to the existing large outbuilding, the loss of parking as a result of the redevelopment of the garage and the contrived proposed alternative arrangements. If approved, it should not be used as a separate residence with subdivision of the plot. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.**