

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 8<sup>th</sup> August 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 David Monk

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### 126. Apologies for absence

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

### 127. Declarations of interest

There were no declarations of interest.

### 128. Public participation

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

### 129. Planning Decisions from Three Rivers District Council

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

### 130. 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.

### 131. Three Rivers District Council - Planning Committee

Councillor Jean Bowman attended the meeting held on 19<sup>th</sup> July at which the following applications falling in the Parish were discussed:

- i. 18/0821/FUL - Land between Langleybury Lane and Old House Lane, Langleybury which was approved with conditions - see Appendix A1. 2.
- ii. 18/0990/RSP - 84 Wharf Way, Hunton Bridge which was approved with conditions - see Appendix A1. 5.

### 132. Consultations

Following initial discussion on the following consultations, Members agreed to defer their responses until after the next committee meeting to allow further time to examine the documents:

- i. Hertfordshire County Council - Waste Planning
- ii. South West Herts Growth and Transport Plan

### 133. Highways and Transport Matters

Members noted the following road closure within the Parish:

Popes Road, Abbots Langley for its entire length, except for access, for works to be executed on or near the road. If made, the Order shall come into force on 27<sup>th</sup> August 2018 for a period of up to 18 months but only at the times indicated by signs on or near the road.

Members noted the following Order under the Road Traffic Regulation Act 1984:

"No waiting at any time" restrictions in parts of South Way, Langley Lane and Furtherfield, Abbots Langley.

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The meeting closed at 8.28 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 8<sup>th</sup> August 2018

#### Appendix A1

1. **18/0223/FUL** ALPC meeting 21/02/2018

Mansion House Farm Bedmond Road Abbots Langley WD5 0QB - Demolition of existing equestrian centre and redevelopment of the land for 15 dwellinghouses and 2 flats (17 units in total) with associated vehicular access, car parking, landscaping and engineering works for Woolbro Morris Ltd.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
2. **18/0821/FUL** ALPC meeting 06/06/2018

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.

**ALPC Comment:** 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.

**TRDC Decision:** Approved with conditions - See TRDC Planning Online for full details.
3. **18/1039/FUL** ALPC meeting 06/06/2018

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. **18/1031/FUL** ALPC meeting 06/06/2018

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

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
5. **18/0990/RSP** ALPC meeting 06/06/2018

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.

**ALPC Comment:** 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.

**TRDC Decision:** Approved with conditions including that the building shall not be used as an independent dwelling - See TRDC Planning Online for full details.

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6. **18/1138/FUL** ALPC meeting 27/06/2018  
49 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey side/rear extension and conversion of garage to habitable accommodation. for Mr George Wells.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Withdrawn
7. **18/1277/FUL** ALPC meeting 27/06/2018  
5 Hunton Close Hunton Bridge WD4 8FT - Single storey rear extension for Mr Lee Gatland.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. **18/1320/FUL** ALPC meeting 18/07/2018  
224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage with dormer and rooflights and extension to drive for Mr and Mrs Arif Syed.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Withdrawn

## Abbots Langley Parish Council

### Planning applications considered on 8<sup>th</sup> August 2018

#### Appendix B1

1. **18/1356/PDNT** Valid date: 04/07/2018  
Telecommunications Equipment Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Replacement 15m high mast with associated works for EE Ltd and Hutchinson UK Ltd.  
**No objections.**
2. **18/1485/FUL** Valid date: 18/07/2018  
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr Singh.  
**No objections.**
3. **18/1469/FUL** Valid date: 16/07/2018  
51 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Part two, part single storey rear extension and single storey front extension for Mr and Mrs Dunton.  
**No objections.**
4. **18/1361/RSP** Valid date: 16/07/2018  
The Royal Oak Public House Kitters Green Abbots Langley Hertfordshire WD5 0ET - Retrospective: Installation of 2 Umbrellas (4 metres x 4 metres) located in existing beer garden for Mr Richard Morgan.  
**Members feel that if the application is approved it should for a temporary period of one year to give time to assess whether the two extra umbrellas cause problems for the neighbouring properties with regard to any increased noise and smoke pollution.**
5. **18/1450/FUL** Valid date: 20/07/2018  
63 High Street Abbots Langley WD5 0AE - Change of use from Bank (Class A2) to Beauty salon (Sui Generis) and shop front alterations to include new large window and alterations to fenestration detail for Mrs Trang.  
**No objections.**
6. **18/1530/FUL** Valid date: 24/07/2018  
224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage and extension to drive for Mr Arif Syed.  
**No objections.**
7. **18/1546/FUL** Valid date: 26/07/2018  
20 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extension for Mr M Greene.  
**No objections.**
8. **18/1278/FUL** Valid date: 26/07/2018  
55 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey rear extension for Mr Paul Holland.  
**No objections.**
9. **18/1577/AOD** Valid date: 03/08/2018  
Land Adjoining Notley Croft Bedmond Road Bedmond WD5 0QE - Approval of Details: Details pursuant to Condition 1 of Outline Permission 17/1607/OUT comprising access, appearance, landscaping, layout and scale for two construction of two dwellings for Mr R Noviello.

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**No objections as this application is in line with conditions 1 and 4 of the Inspectors decision (under appeal) to grant permission for the outline application 17/1607/OUT.**

**10. 18/1595/FUL**

Valid date: 03/08/2018

40 Breakspeare Road Abbots Langley WD5 0EP - Single storey side and rear extension for Mr Mark Hansard.

**No objections.**