

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 19<sup>th</sup> December 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 Jane Lay  
Councillor Robin Powell  
Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**286. Apologies for absence**

Apologies were received, accepted and recorded from Councillors Brenda Kersey, Liz Burns and Alison Ward (all unavailable).

**287. Declarations of interest**

Councillor Jane Lay declared an interest in agenda item, Appendix B1. 6. planning application 18/2391/ful and took no part in the discussions on this item.

**288. Public participation**

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

**289. Planning Decisions from Three Rivers District Council**

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

**290. 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.

**291. Three Rivers District Council - Planning Committee**

Councillor Owen Roe attended the meeting held on 13<sup>th</sup> December at which planning application 18/1313/FUL - Variation of condition 10 (Affordable Housing) pursuant to outline permission 16/2076/OUT, Fairways Farm, Bucknalls Lane, Garston was considered. After negotiations with the developers, Three Rivers District Council concluded they had no grounds on which to refuse the application.

**292. Highways and Transport Matters**

Members noted the following temporary road closures within the Parish:

To prohibit traffic from using various short lengths of road at the Bridge Road, A41 Watford Road, Langleybury Lane, Hunton Bridge junction for works to be executed on or near the roads. If the Order is made it shall come into force on 14<sup>th</sup> January 2019 for a period of up to 18 months, but will only take effect at the times indicated by signs on or near the road, including alternative routes.

The meeting closed at 8.35 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 19<sup>th</sup> December 2018

#### Appendix A1

1. **18/1769/FUL** ALPC meeting 19/09/2018

Land adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace for Mr William Dalton.

**ALPC Comment:** Members object to this application being a cramped overdevelopment on a congested, busy road, adjacent to a wildlife site. They are also concerned about the considerable loss of trees and the effect on the ecology of the area. If approved, the proportion of affordable dwellings permitted with the current application should be retained as such in the future.

**TRDC Decision:** Approved
2. **18/2012/FUL** ALPC meeting 31/10/2018

57 Trowley Rise Abbots Langley WD5 0LN - Two storey side and rear extension, single storey front extension, single storey rear extension and loft conversion including rear dormer and rooflights to front and rear for Mr and Mrs Barrett.

**ALPC Comment:** Members are concerned that the proposed two storey side extension extension is only one metre from the boundary with the adjoining property, being less than the guidance of 1.2 metres.

**TRDC Decision:** Approved following revision of plans - see TRDC planning online for full details.
3. **18/2003/ADV** ALPC meeting 31/10/2018

63 High Street Abbots Langley WD5 0AE - Advertisement Consent: Installation of new fascia sign to front elevation for Mrs Trang.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. **18/2025/FUL** ALPC meeting 31/10/2018

Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Alterations to existing forecourt canopy including increase in height for Motor Fuel Group.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
5. **18/2086/FUL** ALPC meeting 31/10/2018

39 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Single storey rear extension for Mrs Jennifer Jones.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
6. **18/2078/FUL** ALPC meeting 31/10/2018

30 Gallows Hill Lane Abbots Langley WD5 0DA - First floor side extension for Mr and Mrs Baldwin.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
7. **18/2075/FUL** ALPC meeting 31/10/2018

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 rooflights and extension to drive for Mr Arif Syed.

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**ALPC Comment:** If approved, the detached garage should not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling and not as an independent dwelling.

**TRDC Decision:** Approved

**8. 18/2001/RSP**

ALPC meeting 31/10/2018

14 Little Graylings Abbots Langley WD5 0JG - Retrospective Application: Change of use of a six bedroom house of multiple occupancy (Use Class C4) to a seven bedroom house of multiple occupation (Sui Generis) for Andrew Wallace.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications considered on 19<sup>th</sup> December 2018

#### Appendix B1

1. **18/2361/FUL** Valid date: 29/11/2018  
19 Hazelbury Avenue Abbots Langley WD5 0DE - Loft conversion including construction of rear dormer windows and installation of a front rooflight for Mr Robert Stevens.  
**No objections.**
2. **18/2377/FUL** Valid date: 27/11/2018  
36 The Crescent Abbots Langley Hertfordshire WD5 0DS - Construction of two storey side extension and part two, part single storey rear extension for Mrs Catherine Dunderdale.  
**No objections.**
3. **18/2397/CLPD** Valid date: 29/11/2018  
19 Peacock Walk Abbots Langley WD5 0GP - Certificate of Lawfulness for Proposed Development: Loft conversion including of rear dormer window and insertion of rooflights to front and construction of enclosed front porch for Mr J Gish.  
**No objections.**
4. **18/2294/FUL** Valid date: 30/11/2018  
59 Tibbs Hill Road Abbots Langley WD5 0EE - Construction of drop kerb onto Creasy Close and parking to front of dwelling for Ms Desai.  
**No objections providing the front garden parking area has a permeable surface.**
5. **18/2404/FUL** Valid date: 30/11/2018  
21 Follett Drive Abbots Langley WD5 0LP - Single storey front and rear extension for Mr and Mrs Ward.  
**No objections.**
6. **18/2391/FUL** Valid date: 03/12/2018  
14 Little How Croft Abbots Langley WD5 0BR - Two storey front extension, extension of front dormer window and conversion of garage to habitable accommodation to be used as an annexe for Mrs A Barnes.  
**No objections.**
7. **18/2424/FUL** Valid date: 05/12/2018  
4 High Street Bedmond WD5 0QR - Two storey side and rear extension and front porch for Mr G Depiano.  
**Despite the reduction in size from the previously refused applications, Members still feel this latest proposal is too large for this property within the green belt, adjacent to a locally listed building and the proposed fenestration is unsympathetic with the host dwelling.**
8. **18/2364/FUL** Valid date: 05/12/2018  
6 Berkeley Close Abbots Langley Hertfordshire WD5 0XA - Proposed dwelling and joint extensions with existing dwelling including single storey rear extension. Proposed residential property; single 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 for Mr and Mrs Prichard.  
**Members are concerned about the lack of any parking provision included in the proposals for this new property.**

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9. 18/2450/RSP

Valid date: 10/12/2018

129 Lemonfield Drive Garston Watford Hertfordshire WD25 9TT - Retrospective:  
Front porch for Mr Nigel Middleton.

**No objections.**

10. 18/2441/FUL

Valid date: 10/12/2018

12 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Proposed first floor  
rear and side extension and external and internal alterations to dwellinghouse for  
Mr J DiPinto.

**No objections.**

11. 18/2446/FUL

Valid date: 11/12/2018

18 Orchard Avenue Abbots Langley WD25 7JG - Single storey rear extension for Mr  
and Mrs Steve Harrington.

**Members are concerned about this proposed tandem extension which is out of  
proportion with the existing dwelling and also the possible loss of light to the  
neighbouring adjoining property.**