

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 28th August 2019 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor Jon Tankard
Vice-Chairman: Councillor Owen Roe
Councillors: Councillor Jean Bowman
Councillor Jane Lay
Councillor David Major
Councillor Robin Powell
Councillor John Swallow (in attendance non-voting)
Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

138. Apologies for Absence

Apologies were received, accepted and recorded from Councillor John Wyatt.

139. Declarations of Interest

Councillor Jane Lay declared an interest in agenda item Appendix B1 19/1435/RSP and took no part in discussions on the application.

140. Public Participation

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

141. Planning Decisions from Three Rivers District Council

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

142. 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.

143. Three Rivers District Council - Planning Committee

No members were available to attend the meeting on 12th September 2019.

144. Neighbourhood Plan

Members agreed that comments or suggestions for the plan should be submitted to Councillor Jon Tankard by 18th September. Councillor Robin Powell will communicate this date to all Councillors.

The meeting closed at 8.40pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 28th August 2019.

Appendix A1

1. **18/1034/OUT** ALPC meeting 06/06/2018

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.

ALPC Comment: 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.

TRDC Decision: Approved
2. **19/0645/FUL** ALPC meeting 24/04/2019

Mansion House Farm Bedmond Road Abbots Langley Hertfordshire - Removal of Condition 8 (Solar PV) of planning permission 18/0223/FUL as solar pv panels are no longer proposed within the scheme for Jarvis Contracting.

ALPC Comment: Members are disappointed that the solar panels are no longer proposed. They feel this was an important feature of the original planning permission and that there was a lack of information showing why this decision has been made.

TRDC Decision: Approved
3. **19/0883/FUL** ALPC meeting 05/06/2019

22-33 And 40-51 Summerhouse Way Abbots Langley WD5 0DY - Variation of Condition 33 (Sustainable Drainage) of planning permission 17/1290/FUL (Demolition of 24 existing apartments and redevelopment to provide 43 apartments (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associated development including parking and landscaping) to allow demolition to commence prior to submission of details for Jarvis Contracting Ltd.

ALPC Comment: Under the current Three Rivers Environmental Directive the members feel strongly that a drainage strategy is in place before any site works.

TRDC Decision: Approved
4. **19/0973/LBC** ALPC meeting 26/06/2019

The Kings Head Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Repair works to two existing chimney pots, render repair works to flank elevation of main building including helical bars to brickwork and repair works to existing outbuilding for Mr Richard Johnson.

ALPC Comment: No objections

TRDC Decision: Approved
5. **19/0946/RSP** ALPC meeting 26/06/2019

173 Abbots Road Abbots Langley WD5 0BN - Retrospective: Construction of raised patio and screening to rear for Mr T Warne.

ALPC Comment: The members have no objections providing there is no privacy intrusion from the raised patio area.

TRDC Decision: Approved

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6. 19/1115/FUL ALPC meeting 26/06/2019
57 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Demolition of conservatory and erection of single storey rear extension and internal alterations for Mr Burns.
ALPC Comment: No objections
TRDC Decision: Approved
7. 19/1120/FUL ALPC meeting 17/07/2019
Blocks D And E 2 Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Alterations to existing entrance in between Blocks D and E to provide two revolving doors and one disabled access door, with new flank wall and canopy over entrance and new wall in front of the existing building for ASOS.Com Limited.
ALPC Comment: No objections
TRDC Decision: Approved
8. 19/1121/ADV ALPC meeting 17/07/2019
Blocks D And E 2 Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Advertisement Consent: Installation of internally and externally illuminated fascia signs for ASOS.Com Limited.
ALPC Comment: No objections
TRDC Decision: Approved
9. 19/1213/FUL ALPC meeting 17/07/2019
15 Creasy Close Abbots Langley WD5 0HS - Loft conversion including rear dormer and installation of front rooflight for Ms Haines.
ALPC Comment: No objections
TRDC Decision: Approved
10. 19/1209/FUL ALPC meeting 17/07/2019
148 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension for Mr And Mrs Morten.
ALPC Comment: No objections
TRDC Decision: Approved
11. 19/1183/FUL ALPC meeting 17/07/2019
17 Adrian Road Abbots Langley WD5 0AG - Loft conversion including front dormer window and rear rooflights, alterations to the roof form of the existing two storey rear projection, single storey rear extension and alterations to fenestration detail. for Mr And Mrs Clements.
ALPC Comment: No objections but Members are concerned about possible additional parking requirements on an already congested road.
TRDC Decision: Approved

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Planning applications considered on 28th August 2019

Appendix B1

1. **19/1439/FUL** Valid date: 05/08/2019
The Weald Bell Lane Bedmond WD5 0QT - Two storey rear extension for Mr And Mrs Clements.
No objections
2. **19/1435/RSP** Valid date: 05/08/2019
2 Gypsy Lane Hunton Bridge WD4 8PR - Part retrospective: Conversion of garage to habitable accommodation including replacement of garage door with a window for Mr Trevor Hayes.
No objections
3. **19/1451/FUL** Valid date: 01/08/2019
11 Rosemarie Close Leavesden WD25 7NP - Conversion of garage to habitable accommodation for Mrs Zoe Hill.
No objections
4. **19/1417/FUL** Valid date: 01/08/2019
28 Toms Lane Kings Langley WD4 8NB - Conversion of garage into habitable room including replacement of garage door with window to match existing for Mr Robert McKerrow.
No objections
5. **19/1503/FUL** Valid date: 14/08/2019
1 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Loft conversion including front, side and rear dormer windows and velux window to side roofslope for Dr M And Mrs J Overstolz.
No objections
6. **19/1546/FUL** Valid date: 14/08/2019
74 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Proposed single storey rear and side extension, alterations to roof of existing rear projection and internal alterations with raised platform to rear for Mrs Angela Butcher.
No objections
7. **19/1538/FUL** Valid date: 21/08/2019
4 St Lawrence Close Abbots Langley WD5 0AU - Single storey front extension and conversion of garage to habitable accommodation for Mr And Mrs Horne.
Members have no objections to the extensions, however the property does fall in the conservation area and the front infill and canopy could detract from the overall appearance of the row of houses but as alterations have already been carried out on the other properties, there are no real grounds for objection.
8. **19/1464/FUL** Valid date: 20/08/2019
20 The Crescent Abbots Langley Hertfordshire WD5 0DS -Proposed garage demolition, new single storey rear, front and side extensions and alterations for Mr Nick Cooper.
No objections

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9. 19/1571/FUL

Valid date: 21/08/2019

31B Upper Highway Abbots Langley Hertfordshire WD4 8PP - Demolition of existing garage/workshop and rear conservatory and erection of two storey side and rear extension, extensions to existing loft and rendering of all external walls for Mr Jason O'Reilly.

No objections