

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 18th December 2019 in the Council Offices, Langley Road, Abbots Langley.

Chairman: Councillor Jon Tankard
Vice-Chairman: Councillor Owen Roe
Councillors: Councillor Jean Bowman
Councillor David Major
Councillor Robin Powell
Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

286. Apologies for absence

Apologies were received, accepted and recorded from Councillors Jane Lay and John Wyatt.

287. Declarations of interest

None

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.

The meeting closed at 8.37 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 18th December 2019

Appendix A1

1. **19/1453/FUL** ALPC meeting 18/09/2019

Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Redevelopment of existing facilities involving the demolition of existing stables, office and barn and erection of new 'American' barn, grooming/stable block, stabling and storage barn, office and facilities building and associated works to provide modern standard Equine facilities for Equitopia Ltd.

ALPC Comment: The members have no overall objections to the scale of this scheme and support local businesses.

TRDC Decision: Approved
2. **19/1754/FUL** ALPC meeting 09/10/2019

Warren Court Woodside Road Abbots Langley WD5 0HT - Construction of rear extension, secure external garden and external condensor enclosures for Mr Alexandru Senciuc.

ALPC Comment: The members would usually be against development on green belt land but recognise that this is an existing site and an operational necessity. They are in favour of the tree bank and would request native trees with a high biodiverse status.

TRDC Decision: Approved
3. **19/1940/FUL** ALPC meeting 30/10/2019

5 Helston Place Abbots Langley WD5 0NB - Single storey rear extension and alteration to porch for Nielsen.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
4. **19/1869/RSP** ALPC meeting 30/10/2019

3 Austin Villas Woodside Road Abbots Langley WD25 0GD - Retrospective: Installation of a driveway for Mr Steven Blunden.

ALPC Comment: No objections

TRDC Decision: Approved
5. **19/1951/FUL** ALPC meeting 30/10/2019

11 Fernhills Hunton Bridge WD4 8PT - Single storey front extension, single storey rear extension, first floor side extension served by front and rear dormer windows and rooflights for Mr R Hall.

ALPC Comment: No objections

TRDC Decision: Approved
6. **19/1925/FUL** ALPC meeting 30/10/2019

11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Construction of detached outbuilding to rear of site for Mr J Bones.

ALPC Comment: No objections

TRDC Decision: Approved

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7. 19/1983/FUL

ALPC meeting 30/10/2019

101 Abbots Road Abbots Langley WD5 0BJ - Variation of Condition 2 (Approved Plans) of planning permission 19/1223/FUL (Conversion of garage to habitable accommodation, pitched roof canopy to front elevation, single storey rear extension, provision of raised rear patio and internal alterations) to increase width of single storey rear extension for Mr L Wright.

ALPC Comment: No objections

TRDC Decision: Approved

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Planning applications considered on 18th December 2019

Appendix B1

1. **19/2244/RSP** Valid date: 21/11/2019
Access Off Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RN - Retrospective: Erection of palisade fence and associated gate for N/A.
The members feel unable to make comment as the purpose of the gate cannot be determined from the documents provided.
2. **19/2184/FUL** Valid date: 27/11/2019
34 Greenways Abbots Langley WD5 0EU - Single storey side and rear extension, front bay, front roof projection and alterations for Mr And Mrs Blowey.
No objections.
3. **19/2181/FUL** Valid date: 22/11/2019
44 Toms Lane Kings Langley WD4 8NB - First floor side extension and single storey rear extension for Mr Tom Moriarty.
The members are concerned about the close proximity of the second storey to the boundary and are unsure of the council's policy on the 40% increase rule on greenbelt.
4. **19/2268/FUL** Valid date: 29/11/2019
5 Griffon Way Leavesden Watford Hertfordshire WD25 7GE - Conversion of existing garage into habitable room, alterations to fenestration detail and internal alterations for Mrs Ghada Khalil.
No objections.
5. **19/2285/FUL** Valid date: 27/11/2019
The Old Chapel Mallard Road Abbots Langley Hertfordshire WD5 0GQ - Change of use of existing building from light industrial unit to six three bedroomed flats including alterations to fenestration detail for Mr P Ullmer.
The members are disappointed by this application and object to the change of use. They do not want to lose this important site from the community and feel that classes B1 and B2 should be fully explored first. If residential use is to be considered the members are appalled at the lack of affordable units in the scheme.
6. **19/2321/FUL** Valid date: 05/12/2019
Brookdell Yard St Albans Road Garston Watford Hertfordshire WD2 7NB - Demolition of existing office building and erection of new offices to existing workshop and vehicle testing station for Mr Kevin Crawford.
No objections.
7. **19/2323/FUL & 19/2324/LBC** Valid date: 06/12/2019
6 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Internal alterations to Grade 2 Listed Building inclusive of: Relocation of downstairs bathroom to first floor, reconfiguring kitchen layout, replacing windows including some repositioning and installation of new front and rear doors for Mr Allan Williams.
The members feel that a method statement should be included with the application. Any amendments should not detract from the character of the row of neighbouring properties.

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8. 19/2369/FUL

Valid date: 09/12/2019

Warner Bros. Studio Tour London Studio Tour Drive Leavesden Watford
Hertfordshire WD25 7LR - Extension to the backlot cafe for Mr David Bisoni.

No objections.

9. 19/2340/FUL

Valid date: 10/12/2019

4 Kingsfield Cottages Old Trowley Abbots Langley WD5 0LH - Installation of a front
rooflight for Mr And Mrs Maxted.

No objections.