

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 8th January 2020 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice-Chairman Councillor Owen Roe
Councillors: Councillor Jean Bowman
 Councillor Jane Lay
 Councillor David Major
 Councillor Robin Powell

Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

291. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jon Tankard.

292. Declarations of Interest

None.

293. Public participation

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

294. Planning Decisions from Three Rivers District Council

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

295. 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 7.56 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 8th January 2020

Appendix A1

1. **19/2001/FUL** ALPC meeting 30/10/2019
70 Kindersley Way Abbots Langley WD5 0DQ - Demolition of existing dwelling and erection of two storey dwelling with basement level including alterations to vehicular access and landscaping for Mr & Mrs Barnicle.
ALPC Comment: No objections
TRDC Decision: Approved
2. **19/2040/RSP** ALPC meeting 30/10/2019
Kingley Park, Unit 1 Station Road Kings Langley WD4 8GW - Retrospective: External storage of materials within fenced compound for Mr V Wilcox.
ALPC Comment: No objections
TRDC Decision: Approved
3. **19/2033/RSP** ALPC meeting 30/10/2019
31 Roman Gardens Kings Langley WD4 8LG - Part conversion of existing garage/carport into habitable accommodation for Mr P Realmuto.
ALPC Comment: No objections
TRDC Decision: Refused

Reason: **R1** The proposed development to replace a significant proportion of soft landscaping to the north and northwest of the dwelling with hardstanding significantly erodes the open appearance of the frontage of the dwelling and results in unacceptable harm to the visual amenity of the streetscene. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2019).
R2 The conversion of the garage results in a shortfall of parking provision to serve the dwelling, resulting in an increase in parking outside of the application site to the detriment of the safe movement and free flow of other highway users, the character of the area and residential amenity. The development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013), and the NPPF (2019).
4. **19/2035/FUL** ALPC meeting 30/10/2019
7 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Ground floor side and front extension for Mr J Wyatt.
ALPC Comment: No comment
TRDC Decision: Approved
5. **19/2045/FUL** ALPC meeting 20/11/2019
34 Kindersley Way Abbots Langley WD5 0DQ - Two storey side and rear extension for Mr And Mrs S Ashby.
ALPC Comment: Members are concerned that the distance to boundary goes against Three Rivers District Council planning policy.
TRDC Decision: Approved

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6. 19/2067/FUL

ALPC meeting 20/11/2019

139 Toms Lane Kings Langley WD4 8NX - Single storey rear extension, entrance porch to side elevation and alterations to front elevation for Mr Thornhill.

ALPC Comment: No objections

TRDC Decision: Approved

7. 19/1988/CLED

ALPC meeting 20/11/2019

The Cottage Belair Toms Lane Kings Langley Hertfordshire WD4 8NH - Certificate of Lawfulness Existing Use: Use of the building known as The Cottage, Toms Lane, and its associated residential curtilage, as a two bedroom self-contained dwelling for Mr M Russell.

ALPC Comment: Members noted the application

TRDC Decision: Approved

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Planning applications considered on 8th January 2020.

Appendix B1

1. **19/2377/FUL** Valid date: 16/12/2019
102 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolish detached garage and store, double storey side extension for Mr Robert Forbes.
No objection.
2. **19/2400/FUL** Valid date: 16/12/2019
58 Abbots Road Abbots Langley Hertfordshire WD5 0BG - Demolition of existing single storey rear extension and conservatory and erection of a two storey rear extension and internal alterations for Mrs Jane Roberts.
No objection.
3. **19/2396/FUL** Valid date: 17/12/2019
Garages The Garth Abbots Langley WD5 0JJ - Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms for Mr Nick Wright.
No objection.
4. **19/2424/FUL** Valid date: 18/12/2019
1-3 Talbot Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Double garage and alterations to existing parking for Mr Tolia.
No objection.
5. **19/2499/FUL** Valid date: 24/12/2019
15 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear and side extensions, front roof canopy and raised patio to rear for Mr Andrew Burrows.
No objection.
6. **19/2410/CLED** Valid date: 23/12/2019
12-14 Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8RH - Certificate of Lawfulness Existing Use: Use of 12-14 Old Mill Road as a single dwellinghouse for Mr D Calvin And Ms A Pay.
Application noted.
7. **19/2420/FUL** Valid date: 20/12/2019
Parmiters School High Elms Lane Abbots Langley Watford Hertfordshire WD25 0UU - Construction of a new three-storey science block and demolition of existing two-storey science block for Mrs Jane Johnstone.
No objection.
8. **19/2494/FUL** Valid date: 30/12/2019
15 Merlin Way Leavesden WD25 7GJ - Conversion of garage into habitable room and new flank window for Mr And Mrs Manji.
No objection but members suggest that obscure glass is used for the window facing the neighbouring property.