

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 29th January 2020 in the Council Offices, Langley Road, Abbots Langley.

Those present:

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

The meeting opened at 7:30 pm.

322. Apologies for absence

There were no apologies for absence.

323. Declarations of Interest

None

324. Public Participation

Ten members of the public attended the meeting. Five signed in to object against yellow lines that had recently been added to the corner of Garden Road and Breakespeare Road. One member of the public signed in to speak about new street lighting in the area which she felt was not bright enough. It was confirmed that these issues were not in the remit of the Parish Council but Hertfordshire County Council along with Three Rivers District Council.

The Chairman, in his capacity as District Councillor agreed to take these issues forward to the relevant parties.

The members of the public then left the meeting.

325. To confirm the Minutes of the previous meetings

It was proposed by Councillor Jane Lay, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 20th November, 4th and 8th December 2019, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

326. Planning Decisions from Three Rivers District Council

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

327. 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.

328. Conservation Area Litter Bin

It was unanimously agreed and **RESOLVED** that a litter bin will be purchased to replace the broken bin at the top of St Lawrence Close.

329. Highways and Transport Matters

Members noted the temporary road closure order.

330. Appeals

Members noted the following appeal against refusal of planning permission:

19/1273/FUL - 125 Abbots Road Abbots Langley WD5 0BJ - Construction of two storey side extension with garage, alterations to existing land levels and construction of raised terrace and decking to rear. Ref: APP/P1940/D/19/3241418

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The meeting closed at 9.09 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 29th January 2020

Appendix A1

1. **19/2132/FUL** ALPC meeting 04/12/2019

Stable Cottage Chequers Lane Abbots Langley WD25 0GP - Part Retrospective: Single storey side and rear extensions for Mr And Mrs Currie.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
2. **19/2193/FUL** ALPC meeting 04/12/2019

11 Furtherfield Abbots Langley WD5 0PL - Part-single, part two-storey side and rear extensions for Jann Jenks.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
3. **19/2217/RSP** ALPC meeting 04/12/2019

19 Edinburgh Drive Abbots Langley WD5 0TU - Part Retrospective: Conversion of existing garage into a bedroom for Mr Ajaz Jamil.

ALPC Comment: The members noted that the overall look has now been addressed but still have concerns about parking arrangements.

TRDC Decision: Refused

Reason: R1 The conversion of the garage results in a shortfall of parking provision to serve the dwelling which would be likely to result 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 development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
4. **19/2176/FUL** ALPC meeting 04/12/2019

55 Bucknalls Lane Garston WD25 9NE - First floor side extension, single rear extension and loft conversion including the provision of front and rear rooflights for Mr And Mrs Shashikanth Oluwatosin.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:
5. **19/2244/RSP** ALPC meeting 18/12/2019

Access Off Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RN - Retrospective: Erection of palisade fence and associated gate for N/A.

ALPC Comment: The members feel unable to make comment as the purpose of the gate cannot be determined from the documents provided.

TRDC Decision: Withdrawn

Reason:

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6. 19/2184/FUL ALPC meeting 18/12/2019
34 Greenways Abbots Langley WD5 0EU - Single storey side and rear extension, front bay, front roof projection and alterations for Mr And Mrs Blowey.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
7. 19/2181/FUL ALPC meeting 18/12/2019
44 Toms Lane Kings Langley WD4 8NB - First floor side extension and single storey rear extension for Mr Tom Moriarty.
ALPC Comment: 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.
TRDC Decision: Approved
Reason:
8. 19/2268/FUL ALPC meeting 18/12/2019
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.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:

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Planning applications considered on 29th January 2020.

Appendix B1

1. 20/0023/FUL Valid date: 14/01/2020
1 Hemsley Road Kings Langley Hertfordshire WD4 8SG - Change of use from a six bed Housing of Multiple Occupancy (HMO) to a seven bed HMO for Miss Talukder.
Members are concerned about limited parking available for a seven bedroom property.
2. 19/2500/FUL Valid date: 06/01/2020
Abbots Business Park, Unit 16 Primrose Hill Kings Langley WD4 8FR - Change of use from Industrial (B1) to Mixed Use (Auction House (Sui Generis) and Light Industrial (B1)) for Mr Jonathan Torode.
Members are concerned that there is limited parking on site which would be an issue if unit becomes an Auction House
3. 20/0011/FUL Valid date: 06/01/2020
29 The Garth Abbots Langley WD5 0JJ - Single storey rear extension for Mr And Mrs Colligan.
The members feel that that this application should come under permitted development.
4. 19/2458/FUL Valid date: 08/01/2020
Lost Witheil Upper Highway Abbots Langley Hertfordshire WD4 8PP - Demolition of existing extension and erection of single storey front, side and rear extension. for Mr Mick Dunne.
The members are concerned over the number of parking spaces that will be required as no on-road parking is available. They feel that some of the areas could be utilised as further bedrooms that are not displayed in the plans.
5. 20/0063/FUL Valid date: 21/01/2020
11 And 15 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Joint application: Single storey rear extensions to 11 and 15 Upper Highway for Mr Paul Kerrigan.
No objections
6. 20/0043/FUL Valid date: 22/01/2020
28 Chapel Close Watford WD25 7AR - Construction of a two storey end of terrace dwelling with accommodation within the roof served by rear dormer and front rooflights and associated parking including new crossover to serve existing dwelling for Ms Jemima Stephens.
The members object to this over development of the site. They feel the house and bedroom arrangement does not conform to the government space standard. They are concerned that the tarmac driveway drains directly down to a road drain. There are also concerns about refuse arrangements as access looks like it will be via a private road.
7. 20/0033/FUL Valid date: 24/01/2020
28 Chapel Close Watford WD25 7AR - Single storey rear extension and rear loft conversion with front roof windows for Ms Jemima Stephens.
The members feel unable to make any objection as the loft conversion would come under permitted development and the ground floor extension is just outside of permitted development depth.