

ABBOTS LANGLEY PARISH COUNCIL

Minutes of the meeting of the Planning and Highways Committee held on Wednesday 16th April 2008 in the Council Chamber, Langley Road, Abbots Langley.

Those Present

Chairman: Councillor Miss I V Young

Councillors: Councillor G W Emery
Councillor L G Lay
Councillor D J Major
Councillor M T Morton
Councillor O W Roe
Councillor D J P White

Officer: Mrs Ann Morton, Planning and Administrative Assistant

Mr Nick Knox and Mr Mohammed Gokhool of Arriva the Shires Ltd were present for the relevant part of the meeting.

577. Apologies for absence

Apologies for absence were received, recorded and accepted from Councillor Mrs Bartrick.

578. Declarations of interest

Councillor Roe declared an interest in Planning application 08/0671/ful at 38 Lauderdale Road, and this was accepted.

Councillor Lay declared an interest in Planning applications 08/0662/rsp at 42 The Crescent and 08/0664/ful at 29 Breakspeare Road, and this was accepted.

579. To confirm the minutes of the meetings

It was proposed by Councillor Morton, seconded by Councillor White and **RESOLVED** that the minutes of the meeting held on 12th March 2008, 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.

It was proposed by Councillor Morton, seconded by Councillor Roe and **RESOLVED** that the minutes of the meeting held on 26th March 2008, 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.

580. Any matters referred from Parish Council

There were no matters referred from Parish Council.

581. Planning Decisions from Three Rivers District Council

Planning decisions from Three Rivers District Council are attached at Appendix A and were noted by Members present.

Councillor Major mentioned the withdrawal of the planning application at 45 Trowley Rise and Mrs Morton agreed to enquire with the Enforcement Officer as the application is retrospective.

582. Planning Applications as received from Three Rivers District Council

Members discussed the Planning applications list, the comments and decisions to be submitted to the District Council are attached at Appendix B.

Councillor Lay, having declared an interest in Planning applications 08/0662/rsp at 42 The Crescent and 08/0664/ful at 29 Breakspeare Road, did not participate in the discussion or decision on these applications.

Councillor Roe, having declared an interest in Planning application 08/0671/ful at 38 Lauderdale Road, did not participate in the discussion or decision.

583. Transport matters

Mr Nick Knox, Head of Operations (West) and Mr Mohammed Gokhool, Senior Duty Manager at Hemel Hempstead Depot, Arriva the Shires Ltd were present in response to an article in the press and receiving a copy of the Parish Council letter written to the Traffic Commissioners following the Motion by Councillor Emery in respect of bus service 6 through Bedmond, a copy of the Parish Council letter was circulated to Members with the agenda.

Mr Knox gave assurance of the importance of service 6 to Arriva as well as for the various user groups along the route. He explained, in his introduction and when answering Members questions, how they have been trying to deal with changing traffic conditions and getting the timetable right; while there have been occasional operational problems, significant improvement has been made with maintenance and Hemel Hempstead depot is now fully staffed with surplus drivers, retention improved particularly since Mr Gokhool in post; pleased to announce investment approved for seven new double-decker buses to operate the route from November; continually trying to overcome effects of congestion; series of road works along service 6 route for various reasons have caused disruption; improved communication with Hertfordshire Highways is helping; action is planned whenever any disruption along the route is known; currently the new bridge at Junction 8/M1 widening is increasing traffic through Bedmond so temporary changes to the service 6 timetable are likely; outlined details of usual provision of vehicles and substitute buses if required; looking at real

time passenger information systems; Arriva do carry out their own inspections and monitoring; advocates bus stop build outs and considers safety is an issue.

Members welcomed the news of the new buses and made various points with the key issue being the reliability of the service. Mr Knox gave reassurance Arriva will continue to operate the service 6 as best they can, new buses will help, and they will make sure it is as reliable as they can make it. Mr Knox and Mr Gokhool were thanked for coming to give their explanation and reassurance and Members generally expressed their appreciation. Mr Knox and Mr Gokhool then left the meeting.

The Parish Council letter to the Traffic Commissioners had been forwarded to the Vehicle and Operator Services Agency and a letter in reply from Mr Richard Hollis, Bus Compliance Manager – Southern Region, circulated to Members prior to the meeting, was noted.

584. Town and Country Planning Act 1990 Section 78 – Appeal

The Inspector’s decision to allow the appeal at 8 Langley Parade, Langley Road, Abbots Langley, (Planning application 07/1199/ful) was noted.

585. East of England Regional Assembly

The consultation on RSS Single Issue Review: Planning for Gypsy and Traveller Accommodation in the East of England, distributed with the agenda, was noted.

586. Transport matters

The consultation by NATS on proposed changes to flight paths in the vicinity of Abbots Langley, NATS leaflet and information from the TRDC Executive Committee 7th April 2008 report, distributed with the agenda, was discussed. It was proposed by Councillor White, seconded by Councillor Morton and **RESOLVED** to write to NATS supporting the option suggested by TRDC in point 2.7 of their report, which is that flights leaving Heathrow’s westerly runway heading towards the North East “follow a line similar to the optional route up to a point south east of Bovington; and then turn east to pass south of Hemel Hempstead and rejoin the proposed route south of St Albans.”

587. Correspondence

There was no correspondence to consider.

The meeting closed at 09.18 p.m.

Signed

Dated

Planning applications decided by Three Rivers District Council

Appendix A1

- 1. 08/0136/ful** **ALPC meeting 27/02/2008**

19 School Mead, Abbots Langley - Erection of new shop front, including new roller shutter and erection of rear door for Mr K W Tang.

ALPC Comment: No objection.
TRDC Decision: Approved
- 2. 08/0150/ful** **ALPC meeting 27/02/2008**

15 Water Lane, Kings Langley - Single storey side extension and single storey rear extension for Mrs Gotch.

ALPC Comment: No objection.
TRDC Decision: Approved
- 3. 08/0165/ful** **ALPC meeting 13/02/2008**

35 Gallows Hill, Abbots Langley - Demolition of existing conservatory, two storey rear extension and single storey front porch for Mr M Thompson.

ALPC Comment: No objection.
TRDC Decision: Refused

Reason: The proposed two storey rear extension, by reason of its siting, design and depth, would intrude the 45 degree splay lines from both flank boundaries to an unacceptable degree resulting in a significant detrimental impact on the amenities of neighbouring residential properties through loss of sunlight and daylight. The proposal would have an overbearing effect on the neighbouring properties contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
- 4. 08/0182/ful** **ALPC meeting 27/02/2008**

17 Hyde Lane, Nash Mills - Two storey side extension and single storey front, side and rear extensions for Mr D Kennealy.

ALPC Comment: No objection.
TRDC Decision: Approved
- 5. 08/0183/ful** **ALPC meeting 27/02/2008**

87 Abbots Road, Abbots Langley - Two storey rear extension, single storey rear extension and first floor side extension for Mr Lingham and Ms West.

ALPC Comment: Members considered that the proposed extension would be an overlarge development and may cause loss of light to the adjacent properties.
TRDC Decision: Approved

Planning applications decided by Three Rivers District Council

Appendix A2

- 6. 08/0187/ful** **ALPC meeting** 13/02/2008
- 30 Bucknalls Lane, Garston - Dormer window extensions to side elevations to create increased first floor level for Mr C Turk.
- ALPC Comment:** Members were concerned that dormer windows to the side elevations may overlook neighbouring properties and, in their opinion, the proposed design appeared bulky and unattractive.
- TRDC Decision:** Approved with Conditions relating to windows.
- 7. 08/0197/rsp** **ALPC meeting** 27/02/2008
- 45 Trowley Rise, Abbots Langley - Retrospective - Timber decking to side and rear of dwelling. for Mr Ian Ryder.
- ALPC Comment:** No objection.
- TRDC Decision:** Withdrawn
- 8. 08/0209/ful** **ALPC meeting** 27/02/2008
- 22 School Mead, Abbots Langley - Variation of conditions 4, 5 and 6 of planning permission 07/1486/FUL with regard to noise emissions from air conditioning unit, ventilation stack outlet and refrigeration plant for Tates Limited.
- ALPC Comment:** Members were concerned that noise levels should be reasonable for nearby residents and that filtration should be adequate to prevent odours.
- TRDC Decision:** Withdrawn
- 9. 08/0220/adv** **ALPC meeting** 12/03/2008
- 22 School Mead, Abbots Langley - Retrospective: Installation of illuminated advertisement for Bankmachine Limited.
- ALPC Comment:** No objection.
- TRDC Decision:** Approved
- 10. 08/0221/rsp** **ALPC meeting** 12/03/2008
- 22 School Mead, Abbots Langley - Retrospective: Installation of ATM machine for Bankmachine Limited.
- ALPC Comment:** No objection.
- TRDC Decision:** Approved

Planning applications decided by Three Rivers District Council

Appendix A3

- 11. 08/0244/ful** **ALPC meeting 27/02/2008**
- 19 School Mead, Abbots Langley - Installation of extract ducting system to roof for Mr K W Tang.
- ALPC Comment:** Members were concerned that noise levels should be reasonable for nearby residents and that filtration should be adequate to prevent odours.
TRDC Decision: Approved
- 12. 08/0279/clpd** **ALPC meeting 12/03/2008**
- The Boat House, Old Mill Road, Hunton Bridge - Certificate of Lawfulness Proposed Development: First floor rear extension and roof alterations to create two storey dwelling for Mr M Ball.
- ALPC Comment:** CLPD - Noted without comment.
TRDC Decision: Approved
- 13. 08/0302/ful** **ALPC meeting 27/02/2008**
- 14 The Shires, Garston - Loft conversion with two dormer windows to front elevation and two dormer windows and a rooflight to rear elevation for Mr and Mrs Shannon.
- ALPC Comment:** Members were concerned that the proposal would be cramped overdevelopment with a lack of car parking available within the design of this estate.
TRDC Decision: Approved
- 14. 08/0313/ful** **ALPC meeting 12/03/2008**
- 148 Toms Lane, Kings Langley - Two storey side extension, single storey front, side and rear extension, creation of basement level with external access and erection of screen wall to side of dwelling for Mr and Mrs D Allen.
- ALPC Comment:** No objection.
TRDC Decision: Approved
- 15. 08/0351/ful** **ALPC meeting 12/03/2008**
- 68 Upper Highway, Abbots Langley - Single storey side extension for Mr And Mrs K Conlon.
- ALPC Comment:** No objection.
TRDC Decision: Approved

Planning applications considered on 16th April 2008

Appendix B1

1. 08/0537/ful

Valid date: 26/03/2008

2 Heather Close, Abbots Langley - Change of use of land from open land to private garden by relocating boundary fence to incorporate shrubbed land adjacent for Mr Colin Fewster.

Members were concerned at the loss of open space that contributes to the public amenity, environment and landscape quality of the area. The streetlamp stand appears to be within the boundary, as shown on the proposed impression of the fence.

2. 08/0549/ful

Valid date: 28/03/2008

1 - 3 Old Mill Road, Hunton Bridge - Part Retrospective: Change of use to Class B1 (Office), demolition and rebuild of existing detached outbuilding, partial demolition, rebuild and refurbishment of cottage and garage with single storey rear extension for Westfields Construction Ltd.

Due to the proposed number of employees Members were concerned at a car parking provision of only two spaces.

3. 08/0557/ful

Valid date: 25/03/2008

18 Hilltop Road, Kings Langley - Single storey rear extension for Mr Andrew Aston.

No objection.

4. 08/0566/ful

Valid date: 27/03/2008

5 Bucknalls Lane, Garston - Single storey side and rear extension for Mr D Halai.

No objection.

5. 08/0612/ful

Valid date: 20/03/2008

Foxhaven, Harthall Lane, Kings Langley - Single storey front and side extensions for Mrs S Fox.

No objection.

Planning applications considered on 16th April 2008

Appendix B2

6. 08/0636/ful

Valid date: 25/03/2008

Berry Bushes Cottage, Berry Bushes Farm, Langleybury Lane, Langleybury - Two storey side extension with juliette balcony and single storey front porch for Mr Allan Crawley.

No objection.

7. 08/0640/ful

Valid date: 26/03/2008

12 Merlin Way, Leavesden - Conversion of garage into habitable room for Mrs Cathy Kew.

No objection.

8. 08/0645/ful

Valid date: 27/03/2008

10 Merlin Way, Leavesden - Conversion of garage into habitable room and single storey rear extension for Mr H Fleet.

No objection.

9. 08/0662/rsp

Valid date: 28/03/2008

42 The Crescent, Abbots Langley - Part Retrospective: Amendment to permission 07/0924/ful first floor side and rear extension, two storey side and rear extension for Mr Des Taylor.

No objection.

10. 08/0664/ful

Valid date: 28/03/2008

29 Breakspere Road, Abbots Langley - Loft conversion with rear dormer window for Mr and Mrs Hodgins.

No objection.

Planning applications considered on 16th April 2008

Appendix B3

11. 08/0671/ful

Valid date: 31/03/2008

38 Lauderdale Road, Hunton Bridge - Amendment to planning permission 07/1368/ful demolition of existing single storey side extension and erection of single storey front extension and single storey side and rear extension to include loft conversion with front and rear dormer windows and side roof lights for Mrs H Wenborn.

No objection.

12. 08/0709/ful

Valid date: 03/04/2008

149 Toms Lane, Kings Langley - Side infill conservatory with roof lights for Mr David Gaylor.

No objection.

13. 08/0711/ful

Valid date: 04/04/2008

West Herts College, Part Unit E, Home Park Industrial Estate, Station Road, Kings Langley - Amendment to planning permission 06/1393/FUL: Amendments to fenestration, additional ramp, stepped access, staircase and extractor fan for West Herts College.

The proposals contribute to the significant reduction from the number of car parking spaces agreed when planning permission was granted and Members objected strongly to the loss of car parking as it is clear the car parking problems that the College has generated have heavily congested the surrounding area.

Members were concerned at the apparent lack of planning and design, as shown in the plans approved prior to conversion of the building for the purposes of the College.

If Officers are minded to approve this application the Parish Council requests that this application, together with Planning application 08/0568/ful, are both referred to Committee for their consideration.

14. 08/0717/ful

Valid date: 07/04/2008

2 Popes Road, Abbots Langley - First floor side and rear extension and conversion of garage to habitable room for Mr and Mrs M Durcan.

No objection.