

ABBOTS LANGLEY PARISH COUNCIL

Minutes of the meeting of the Planning and Highways Committee held on Wednesday 30th April 2008 in the Council Chamber, Langley Road, Abbots Langley.

Those Present

Chairman: Councillor Miss I V Young
Vice Chairman: Councillor Mrs S M Bartrick

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

Also present: Councillor K D Williams

Officer: Mrs Ann Morton, Planning and Administrative Assistant

There were three members of the public present at the meeting (representatives of C76 Residents Working Group).

609. Apologies for absence

There were no apologies for absence.

610. Declarations of interest

There were no declarations of interest.

611. Highway matters

It was agreed to bring forward the agenda item to review current road issues. Councillors Williams and Emery attended the meeting of Hertfordshire Highways Joint Member Panel meeting held on 23rd April 2008 to follow up on the Parish Council's concern about road safety, particularly in relation to the fatalities in Bedmond Road, raised by them at the JMP in January. It was said during the presentation by Paul Selley on Hertfordshire Safety Camera Partnership that whenever KSI accident occurs HCC officers go and review the site. Councillor Williams thanked Councillors Emery and Morton, as well as District and County Councillors, CRASH and C76 Residents Group for their contributions in raising the road issues. He expressed reservations about the response of Hertfordshire Highways as the expected report to the April meeting and other actions agreed in the January minutes had resulted in only one line in an update report stating "Bedmond Road – small scale scheme identified for Church Hill area", although Bedmond Road does feature four times in the Traffic and Environmental Measures list. Also at the January meeting it was said that a reply to the Clerk's letter had been sent but this was actually dated 11th February 2008 and received the next day. Councillor Emery considers

there is a need to fight for solutions on a Parish basis as it will be a budget issue - C74 primarily needs measures to reduce vehicle speed while there are various problems along C76 and Parish Council need to support both residents' groups efforts. The discussion on the problems of C76 with representatives, Shane Dewhirst, Richard Taylor and John Tidmarsh, was in the context of the impact of the increased traffic generated by ASM Metal Recycling Centre if the current planning application is approved. C76 Residents Group letter of objection was circulated to Members present prior to the meeting and the representatives concluded by asking the Parish Council to object to the application. They then left the meeting. Following further discussion Councillor Williams proposed the Parish Council should request copies of the site reports for the KSI accidents along the C74 Bedmond Road and Members agreed. Councillor Williams left the meeting.

612. 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.

The Enforcement Officer advised that at 45 Trowley Rise the retrospective application was withdrawn because the Planning Officer intended to refuse it. The Enforcement Case is pending but no further action will be taken until the outcome of the applicant's discussions with the Officer is known.

613. 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.

614. Hertfordshire County Council – County Development Unit

The Planning application for the use of the site for the recycling, recovery and management of waste metal with ancillary storage, erection of two buildings and replacement perimeter fencing and gates at ASM Metal Recycling Centre, Railway Terrace, Kings Langley was discussed by Members present with the following comment to be submitted to Hertfordshire County Council: Members objected to this proposal on the grounds of

- The unsuitability of the location for the proposed facility.
- The impact of such a significant increase in vehicle traffic travelling to and from the site on an inadequate road infrastructure, including the additional risk to pedestrians going under the nearby bridge where there is no footpath.
- The nuisance and disturbance the operation would cause in the neighbourhood that will affect the quality of life for nearby residents.
- The possible risk of seepage and contamination as the site is a flood plain.
- The increase in the intensity of the use of the site.
- The site may not be adequate for the activity at the level proposed.
- The possible numbers of vehicles that may use or be kept on site.
- The harm to the openness of the Green Belt.

Members did not make any comment on the replacement of the perimeter fencing.

If Officers are minded to approve this application, the Parish Council requests that it is referred to Committee for their consideration.

615. Three Rivers District Council – Development Control Committee

There was no report on the Development Control Committee meeting held on 17th April 2008. It was agreed to defer arranging the Parish Council representatives to attend future Development Control Committee meetings to the next meeting.

616. Planning matters

The e-Planning consultation survey by the Planning Portal was discussed and the response agreed.

617. Hertfordshire Highways

The Hertfordshire Highways Integrated Works Programme, Three Rivers District Council Members update April 2008, distributed with the agenda, was noted.

618. Three Rivers District Council

It was noted that Three Rivers District Council (Lauderdale Road, Abbots Langley)(Prohibition of Waiting) Order 2008, as a result of the consultation, there is an amendment to reduce the proposed waiting restrictions to a distance of 10 metres north along Lauderdale Road.

619. Hertfordshire County Council

The Temporary closing of Station Road/Gallows Hill, Kings Langley, and Hunton Bridge Hill/Bridge Road, Abbots Langley, between 8 a.m. and 4 p.m. Sunday 24th May 2008, or when signs are in place, to enable bridge inspection works to take place, notice distributed with the agenda, was noted. Councillor Roe understood the road would be closed on 18th May.

620. Correspondence

There was no correspondence to consider.

The Chairman thanked Members for their attendance during the past year and expressed her appreciation for the contributions made. Councillor Morton congratulated Councillor Miss Young on another fine year as Chairman, and Members agreed.

The meeting closed at 09.15 p.m.

Signed

Dated

Planning applications decided by Three Rivers District Council

Appendix A1

- 1. 08/0275/ful** **ALPC meeting** 12/03/2008

6 Edson Close, Leavesden - Rear conservatory for Mr And Mrs Hasan.

ALPC Comment: No objection.
TRDC Decision: Approved
- 2. 08/0295/ful** **ALPC meeting** 12/03/2008

133 Toms Lane, Kings Langley - Single storey side extension for Mr M Mills.

ALPC Comment: No objection provided that the extension remains ancillary to the dwelling and is not used as a separate unit.
TRDC Decision: Approved
- 3. 08/0305/ful** **ALPC meeting** 12/03/2008

5 Fernhills, Abbots Langley - Two storey and single storey side and rear extension and first floor side extension with alterations to roof and extension to front dormer window for Mr C J Wakeman.

ALPC Comment: Members objected to the proposed substantial extension and considered it to be overlarge with a contrived layout; neighbouring property appears to be overlooked; and the on site car parking may be inadequate for the proposed size of dwelling. They were concerned that the extension could be used as a separate dwelling for which amenity space would be unsuitable.
TRDC Decision: Refused
Reason: 1. The proposed extensions and alterations, by reason of their siting and design, would result in an excessively prominent and incongruous development, to the detriment of the visual amenities of the street scene. This would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
2. The proposed extensions, by reason of the siting of windows to primary habitable rooms in the north west elevation of the development, would result in an unacceptable degree of both actual and perceived overlooking, to the detriment of the residential amenities of neighbouring properties. This would be contrary to Policy GEN3 and Appendix 2 of the Three Rivers Local Plan 1996-2011.
- 4. 08/0323/ful** **ALPC meeting** 26/03/2008

101 Toms Lane, Kings Langley - Two storey side extension with two rear rooflights and single storey front, side and rear extension with two rooflights to flank elevation for Ms M Gibson-Walsh.

ALPC Comment: No objection.
TRDC Decision: Approved

Planning applications decided by Three Rivers District Council

Appendix A2

- 5. 08/0329/ful** **ALPC meeting** 12/03/2008
- 81 Gallows Hill Lane, Abbots Langley - Single storey rear extension and first floor rear extension for Mr H Bapodra.
- ALPC Comment:** No objection.
TRDC Decision: Withdrawn
- 6. 08/0332/out** **ALPC meeting** 12/03/2008
- 31 Trowley Rise, Abbots Langley - Outline Application: Demolition of existing dwelling and erection of two, three-bedroom semi-detached dwellings fronting Cherry Hollow; two, four-bedroom detached dwellings fronting Trowley Rise (layout, scale and means of access to be determined) for Absolute Style Ltd.
- ALPC Comment:** Members were concerned that the proposal would be overdevelopment of the site, and the on site parking area appears to be inadequate and contrived with difficult manouvering space.
If Officers are minded to approve this application the Parish Council requests that it is referred to Committee for their consideration.
TRDC Decision: Approved
- 7. 08/0360/ful** **ALPC meeting** 12/03/2008
- 16 Water Lane, Kings Langley - Demolition of existing dwelling and warehouse and erection of four x two storey semi-detached dwellings with further accommodation in roofspace and associated access, parking and landscaping for B Garrard.
- ALPC Comment:** No objection.
TRDC Decision: Approved
- 8. 08/0363/ful** **ALPC meeting** 12/03/2008
- The Swan Public House, College Road, Abbots Langley - Relocate existing smoking canopy, existing decking to be replaced with paving to match existing for Green King Pub Company.
- ALPC Comment:** No objection.
TRDC Decision: Approved
- 9. 08/0370/ful** **ALPC meeting** 12/03/2008
- 333 Toms Lane, Kings Langley - Single storey side extension for Mr And Mrs Lewis.
- ALPC Comment:** No objection.
TRDC Decision: Approved

Planning applications decided by Three Rivers District Council

Appendix A3

10. 08/0372/ful

ALPC meeting 12/03/2008

13 Standfield, Abbots Langley - First floor front extension and new roof to rear extension for Mr J B Collyer.

ALPC Comment: No objection.

TRDC Decision: Approved

11. 08/0375/ful

ALPC meeting 12/03/2008

156 Abbots Road, Abbots Langley - Two storey rear extension, raising of roof level, loft conversion with dormer window to front and rear elevation and windows to side elevations for Mr Peddle.

ALPC Comment: No objection.

TRDC Decision: Approved

12. 08/0400/ful

ALPC meeting 12/03/2008

27 Lauderdale Road, Hunton Bridge - Single storey side and rear extension for Mr Steve Hooper.

ALPC Comment: Members were concerned about the size of the proposed extension in view of the sloping gradient.

TRDC Decision: Approved

13. 08/0420/ful

ALPC meeting 12/03/2008

100 Mutchetts Close, Garston - Single storey side and rear extension with rooflights, demolition of existing garage and shed and erection of single storey detached garage and store, and widening of existing driveway for Mr and Mrs Lynch.

ALPC Comment: No objection.

TRDC Decision: Approved

14. 08/0424/ful

ALPC meeting 12/03/2008

1 Little How Croft, Abbots Langley - Single storey front porch extension, single storey front garage extension, two storey front, side and rear extension, single storey rear extension for Mr and Mrs Rowe.

ALPC Comment: Members objected to the proposed extension on the grounds of overlooking and dominating of neighbouring properties to the rear due to the change in land levels and were also concerned that on site car parking may be inadequate. If the application is to be approved, Members suggested a landscaping condition to improve screening to the rear.

TRDC Decision: Approved

Planning applications decided by Three Rivers District Council

Appendix A4

15. 08/0434/ful

ALPC meeting 26/03/2008

Hyde Farm Barn, Hyde Farm, Hyde Lane, Nash Mills - Single storey side extension with rear rooflight and single storey side extension (amendment to 07/2175/FUL to include alterations to fenestration detail) for Mrs L Cooper.

ALPC Comment: No objection.

TRDC Decision: Approved

16. 08/0435/lbc

ALPC meeting 26/03/2008

Hyde Farm Barn, Hyde Farm, Hyde Lane, Nash Mills - Listed Building Consent: Single storey side extension with rear rooflight and single storey side extension (amendment to 08/0066/LBC to include alterations to fenestration detail) for Mrs L Cooper.

ALPC Comment: No objection.

TRDC Decision: Approved

17. 08/0436/ful

ALPC meeting 26/03/2008

10 Roseacre Villas, Bedmond - Single storey rear extension with two rooflights for Mr D Lardner.

ALPC Comment: No objection.

TRDC Decision: Approved

18. 08/0440/ful

ALPC meeting 26/03/2008

4 Henderson Place, Bedmond - Single storey side and rear extension for Mr and Mrs Finch.

ALPC Comment: No objection.

TRDC Decision: Approved

19. 08/0445/ful

ALPC meeting 26/03/2008

146 Coates Way, Garston - Rear conservatory for Mr S and Mrs K Trueman.

ALPC Comment: No objection.

TRDC Decision: Approved

20. 08/0452/clpd

ALPC meeting 26/03/2008

32 Gypsy Lane, Hunton Bridge - Certificate of Lawfulness Proposed Development: Erection of garden shed to rear for Paul Truman.

ALPC Comment: CLPD - noted without comment.

TRDC Decision: Approved

Planning applications considered on 30 April 2008

Appendix B1

1. **08/0665/rsp** Valid date: 11/04/2008

2 Bridge Road, Hunton Bridge - Retrospective: Erection of a pergola at rear of dwelling for Peter McGloin.

No objection.
2. **08/0757/ful** Valid date: 10/04/2008

148c Abbots Road, Abbots Langley - Erection of front boundary wall and gates for Mr G Gilbert.

No objection.
3. **08/0759/ful** Valid date: 16/04/2008

135 Toms Lane, Kings Langley - Two storey side/rear infill extension for Mr A Parker and Ms S Polley.

No objection.
4. **08/0762/adv** Valid date: 11/04/2008

16 High Street, Abbots Langley - Erection of one external illuminated fascia sign for Karen Morgan.

No objection.
5. **08/0763/ful** Valid date: 14/04/2008

21 Hunters Lane, Leavesden - First floor rear extension for Mr Paul McCarthy.

No objection.
6. **08/0783/ful** Valid date: 14/04/2008

108 Kindersley Way, Abbots Langley - Two storey extension at side of existing semi-detached house to provide additional living and bedroom accommodation for Mr Robertson.

Members objected to this proposal again on the grounds that the extension would be out of keeping with the street scene, the accommodation would be suitable for separate and independent living, and there would be a lack of amenity space and a lack of on site car parking for this style of accommodation. However, if the application is approved, Members considered that the development should be ancillary to the main dwelling.

Planning applications considered on 30 April 2008

Appendix B2

7. 08/0790/ful

Valid date: 15/04/2008

81 Gallows Hill Lane, Abbots Langley - Single storey rear extension and first floor rear extension for Mr H Bapodra.

No objection.

8. 08/0800/ful

Valid date: 18/04/2008

55 Kindersley Way, Abbots Langley - Creation of crossover and excavation of existing frontage to create driveway with retaining wall and surface lighting for Mrs K A Christian.

No objection.

9. 08/0839/ful

Valid date: 21/04/2008

ASM Metal Recycling Centre, Railway Terrace, Kings Langley - Herts County Council Regulation 3: Use of site for recycling, recovery and management of waste metal with ancillary storage, erection of two buildings and replacement perimeter fencing and gates for ASM Metal Recycling Ltd.

Members objected to this proposal on the grounds of

The unsuitability of the location for the proposed facility.

The impact of such a significant increase in vehicle traffic travelling to and from the site on an inadequate road infrastructure, including the additional risk to pedestrians going under the nearby bridge where there is no footpath.

The nuisance and disturbance the operation would cause in the neighbourhood that will affect the quality of life for nearby residents.

The possible risk of seepage and contamination as the site is a flood plain.

The increase in the intensity of the use of the site.

The site may not be adequate for the activity at the level proposed.

The possible numbers of vehicles that may use or be kept on site.

The harm to the openness of the Green Belt.

Members did not make any comment on the replacement of the perimeter fencing.

If Officers are minded to approve/are in favour of this application, the Parish Council requests that it is referred to Committee for their consideration.