

**Minutes of the Planning and Highways Committee Meeting held at 7.30 p.m. on Wednesday 27<sup>th</sup> January 2010 in Council Chamber, Langley Road, Abbots Langley.**

Those present:

Chairman:	Councillor M T Morton
Vice Chairman:	Councillor Miss I V Young
Councillors:	Councillor G Emery Councillor L G Lay Councillor D J Major Councillor D White
Officers:	Mrs A Morton - Planning and Administrative Officer

**497. Apologies for absence**

Apologies were received, recorded and accepted from Councillor Roe.

**498. Declarations of interest**

Councillor Morton declared a personal interest in planning application 09/2083/ful at Hire One, Hempstead Road, Kings Langley as the owner is known to him.

**499. Public Participation**

No members of the public requested to speak at this meeting.

**500. Planning decisions from Three Rivers District Council**

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

**501. 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 B.

Having declared an interest in planning application 09/2083/ful, Councillor Morton stood down and Councillor Miss Young chaired the meeting while the application was considered. Councillor Morton did not participate in the discussion, decision or comment on this application.

**502. Three Rivers District Council - Development Control Committee**

Because the applications within Abbots Langley Parish were a TRDC application at Leavesden Country Park and an application in Lauderdale Road close to a TRDC Councillor, to which the Parish Council comment had been no objection, Councillor Miss Young considered it was not necessary for her to attend the Development Control Committee meeting held on 21<sup>st</sup> January 2010.

Councillor Major reported that the number of planning applications being referred to Development Control Committee is considered to be too high. He has spoken to Ann Shaw pointing out that referrals by ALPC are minimal. Mrs Morton advised that some months ago she had counted and at that time there had been four ALPC referred applications before Committee in the previous year. Members agreed they want to continue to be able to refer particular applications to Committee.

**503. Hertfordshire County Council**

The planning application at Francis Combe Academy for 'the redevelopment of the school' had already been considered under minute 501 and the same comment will be submitted direct to Hertfordshire County Council.

**504. Planning matters**

The information on the Planning and National Policy Statements Programme received from HAPTC was noted.

**505. Three Rivers District Council**

The Three Rivers Draft Sustainability Action Plan was discussed. It was **RESOLVED** to comment that 'Members support the draft Sustainability Action Plan and the Parish Council is actively investigating the way forward for this Parish'.

**506. Department for Transport**

The proposed revision of DfT's Speed Limit Circular 01/2006 to update advice on 20 mph limits and zones and on reviewing speed limits on rural single carriageway roads was noted.

**507. Highways Agency**

The proposed M1 Junctions 6a to 10 Controlled Motorway Scheme consultation document was considered and noted.

**508. Highway matters**

C77 work is currently being done installing the pedestrian island in Bedmond.

C76 work starts next month.

The Hertfordshire Highways Joint Member Panel for Three Rivers District report in the agenda on Winter Service Operational Plan 2009/10 by the Area Service Manager distributed with the agenda, was discussed. The Operational Plan has obviously not been achieved this winter. Mrs Morton explained why she does not know if traffic problems on 13<sup>th</sup> January have been raised but salting only the A405 and A41 in the parish is due to limitations imposed at Government level.

**509. Correspondence**

There was no correspondence to report.

The meeting closed at 9.10 p.m.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

**Planning applications decided by Three Rivers District Council  
Reported on 27<sup>th</sup> January 2010**

Appendix A1

- 1. 09/1779/ful** **ALPC meeting 09/12/2009**

5 Hyde Lane, Nash Mills - Two-storey side extension and single-storey rear extension, internal and external alterations and widening of vehicle access to the front drive for David Hughes And Adele Herring.

**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
- 2. 09/1802/ful** **ALPC meeting 09/12/2009**

Leavesden Country Park, College Road, Abbots Langley - District Council Application: Construction of a footpath link to College Road from an existing footpath on the North side of the Leavesden Country Park for Ms Julie Hughes, Three Rivers District Council.

**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
- 3. 09/1850/ful** **ALPC meeting 13/01/2010**

81 Gallows Hill, Abbots Langley - First-floor rear/side extension and internal alterations for Mr Nick Madle.

**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
- 4. 09/1937/clpd** **ALPC meeting 13/01/2010**

27 The Garth, Abbots Langley - Certificate of Lawfulness Proposed Development: Loft conversion with rear dormer window and front rooflights for Mr Rory Winning.

**ALPC Comment:** CLPD - noted without comment.  
**TRDC Decision:** Approved
- 5. 09/2033/ful** **ALPC meeting 13/01/2010**

9 Griffon Way, Leavsedon - Single-storey rear extension with rear patio area for Mr and Mrs Smith.

**ALPC Comment:** No objection.  
**TRDC Decision:** Approved

Planning applications considered on 27<sup>th</sup> January 2010

Appendix B1

1. **09/1868/lbc** Valid date: 05/01/2010  
  
1 Home Park Cottages, Station Road, Kings Langley - Listed Building Consent: Installation of PV Solar Panels on detached garage roof for Mr Robert Grantham.  
  
**No objection.**
  
2. **09/1997/cled** Valid date: 04/01/2010  
  
Unit 4, Langley Wharf, Railway Terrace, Kings Langley - Certificate of Lawfulness Existing Use: Garage for the service, repair and maintenance of cars and light commercial vehicles and MOT testing for Mr Douglas Lincoln, D & C Auto Services Ltd.  
  
**CLED - noted without comment.**
  
3. **09/2000/adv** Valid date: 13/01/2010  
  
Woodlands - YMCA, College Road, Abbots Langley - Advertisement Consent: To display one 3m x 0.91m banner from the black gates at the front of Leavesden Country Park for Watford and District YMCA.  
  
**No objection as long as it would not be a permanent sign.**
  
4. **09/2024/ful** Valid date: 07/01/2010  
  
154 Toms Lane, Kings Langley - Formation of dormer windows and installation of rooflights to front and rear elevations for Mr And Mrs C Rossiter.  
  
**No objection.**
  
5. **09/2083/ful** Valid date: 08/01/2010  
  
Hire One, Hempstead Road, Watford - Part retrospective: Operational development on land comprising retention of existing rear yard area, alterations to land levels and proposed landscaping for Mrs Silva Keondijan.  
  
**Members are concerned about the impact on the neighbouring dwelling and query whether laurel hedging is suitable screening in case there may be a risk of subsidence? Members are also concerned that the extent of yard area and raising land levels would be inappropriate in the Green Belt.**
  
6. **10/0005/ful** Valid date: 18/01/2010  
  
10 Manor House Gardens, Abbots Langley - Two-storey and single-storey rear extensions, new entrance porch and alterations for Mr and Mrs Packman.  
  
**No objection.**

**Planning applications considered on 27<sup>th</sup> January 2010**

Appendix B2

**7. 10/0010/ful** Valid date: 08/01/2010

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

**No objection.**

**8. 10/0024/HCR3** Valid date: 08/01/2010

Francis Combe School, Horseshoe Lane, Garston, Watford - Redevelopment of school involving the retention of the existing eastern general teaching block, the demolition of remaining buildings and the provision of replacement school buildings associated sports facilities including a floodlit muga, replacement car parking, landscaping and replacement motorcycle workshop for Mr Tony Corner, Hertfordshire County Council.

**Members welcome the upgrade of the academy but would like particular attention to be paid to the visibility and safety of the access and egress.**