

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

31st July 2013

To Members of the Planning and Highways Committee

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 7th August 2013 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

AGENDA

1. **Apologies for Absence**
To receive and accept apologies for absence.
2. **Declarations of Interest**
To receive declarations of interest in items on the agenda.
3. **Public Participation**
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. **Planning Decisions from Three Rivers District Council**
To receive a report of recent decisions as listed in Appendix A1.
5. **Planning Applications as received from Three Rivers District Council**
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. **Three Rivers District Council - Planning Committee**
To receive a report on the meeting held on 18th July 2013.
7. **Hertfordshire County Council**
 - i. **Highways Liaison Meeting**
To note the invitation to the next meeting on Monday 21st October 2013 (commencing at 18.30) to be held in the Penn Chamber at Three Rivers House and to discuss who will represent the committee on behalf of the Parish Council.
 - ii. **Hertfordshire Waste Site Allocations Local Development Document**
Following the consultation process, to note the submission of the above document to the Planning Inspectorate on 24th June 2013, for independent public examination. Documents can be viewed on the County Council's website www.hertsdirect.org. When further details of the examination process are available these will be published on the council's website www.hertsdirect.org/wsaexam over the coming weeks. (Minute 341.i. (2012-2013))

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iii. Waterdale Waste Transfer Station - St Albans Road, Garston

To note the decision on the above planning application number 8/1125-13 - Proposal for the demolition of an existing timber structure currently used for storage of recyclable material, the erection of a new 7 bay waste recycling shed and the creation of a weighbridge. Permitted as proposed in application dated 28th March 2013 subject to conditions. (Minute 35.i.)

8. Highways and Transport Matters

To note the temporary closing of that length of Old House Lane, Abbots Langley from its junction with Langleybury Lane westwards and south westwards to its junction with Bucks Hill. The road will be closed between 8.00 am and 6.00 pm for approximately 5 days, sometime during the period 19th August and 23rd August 2013. Alternative signed routes will be provided.

9. Correspondence

To note the correspondence from Three Rivers District Council regarding the land at Southbend, Station Road, Kings Langley, Reference 13/0034/COMP. After an inspection from a member of the Projects and Compliance team at TRDC in July, the cars on the site have been moved to the lawful area permitted by Lawful Development Certificate 05/0032/CLED.

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Planning applications decided by Three Rivers District Council Reported on 7th August 2013

Appendix A1

1. 13/0824/FUL ALPC meeting 05/06/2013
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part demolition of existing dwelling and erection of two storey front, side and rear extensions to create two storey dwelling with front gable feature and front and rear dormer windows and installation of carriage driveway for Mr R Lewis.
ALPC Comment: No objection.
TRDC Decision: Approved
2. 13/0775/FUL ALPC meeting 05/06/2013
Yew Cottage Kitters Green Abbots Langley Hertfordshire WD5 0ET - Erection of detached garden building and re-building of boundary wall to site for Mrs Alison Biggs.
ALPC Comment: No objection.
TRDC Decision: Approved
3. 13/0776/LBC ALPC meeting 05/06/2013
Yew Cottage Kitters Green Abbots Langley Hertfordshire WD5 0ET - Listed Building Consent: Erection of detached garden building and re-building of boundary wall to site for Mrs Alison Biggs.
ALPC Comment: No objection.
TRDC Decision: Approved
4. 13/0852/RSP ALPC meeting 05/06/2013
20 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Retrospective: Change of use for mixed use ie: residential and workspace on the ground floor (Commercial) for Mr Mark Evans.
ALPC Comment: Members have no objection to this mixed use application as long as sufficient parking spaces are provided for the proposed commercial activity. They do, however, question the suitability of the replacement UVPC window frames within the Hunton Bridge conservation area.
TRDC Decision: Approved with conditions - See TRDC Planning Online for details.
5. 13/0878/FUL ALPC meeting 05/06/2013
83 Wharf Way Hunton Bridge Kings Langley Hertfordshire WD4 8FN - Two storey rear extension for Mr Leong.
ALPC Comment: No objection.
TRDC Decision: Approved
6. 13/0908/FUL ALPC meeting 05/06/2013
8 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QB - Demolition of existing conservatory and erection of single storey rear extension for Mr F Pacelli.
ALPC Comment: No objection.
TRDC Decision: Approved

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7. 13/0603/AOD ALPC meeting 05/06/2013
- Phase 2, Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Approval of details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 2 of the Leavesden Park Scheme to provide 99 residential dwellings (including 35 affordable dwellings), hard and soft landscaping with associated highways and infrastructure works (amendment to reserved matters approval 12/1214/AOD to include external and internal amendments to affordable house plots 156-164 and 173-180 only; external and internal amendments to affordable apartment block 2J - plots 194-211 - including minor alteration to footprint; and change to design of garage doors) for Bovis Homes Ltd.
- ALPC Comment:** Members welcome the amendments to the approved plans, in order to meet the required standards, with regard to the internal layout of the affordable housing and also the changes to the garage doors, for security reasons, on the open market dwellings.
- TRDC Decision:** Approved
8. 13/0929/FUL ALPC meeting 26/06/2013
- 37 Adrian Road Abbots Langley Hertfordshire WD5 0AG - Single storey rear extension, loft conversion with hip-to-gable alteration and front and rear dormer windows including alterations to the existing rear extension at first floor level for Mr and Mrs John and Alex Boyd.
- ALPC Comment:** Members object to this application in relation to the severe impact of the large front and side roof extension on the street scene, considering it to be out of keeping and incompatible with the existing properties.
- TRDC Decision:** Approved with conditions - See TRDC Planning Online for details.
9. 13/0919/RSP ALPC meeting 26/06/2013
- 56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Part retrospective: Demolition of existing outbuilding and erection of new outbuilding/barn for Mrs Elaine Ferazzanno.
- ALPC Comment:** Members object to this retrospective application considering it to be overdevelopment in the green belt, with the new outbuilding/barn considerably larger than the original. They are concerned about the impact on the neighbours due to the increase in overall size and height and feel a condition should be made that the building is used solely for storage and not residential accommodation.
- TRDC Decision:** Refused
- Reason:** The development by reason of its scale, including excessive height, width and depth, design and siting results in an inappropriate and overly prominent development to the detriment of the openness and rural character of the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the openness of the Metropolitan Green Belt. This is contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Saved Policies GB1 and GB7 of the Three Rivers Local Plan 1996-2011 and Policy DM2 of the Development Management Policies LDD (Proposed Submission Version).
10. 13/0773/FUL ALPC meeting 26/06/2013
- 47 The Crescent Abbots Langley Hertfordshire WD5 0DR - Single storey front, side and rear extension for Mr And Mrs Jokiel.
- ALPC Comment:** Members are concerned about the close proximity of 0.60 metres to the adjoining property, of the extension on the south side.
- TRDC Decision:** Approved with conditions - See TRDC Planning Online for details.

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11. 13/0890/FUL

ALPC meeting 26/06/2013

8A Bucknalls Close And Parkview Watford WD25 9NB - Demolition of 8A and 8B Bucknalls Close and extension of Parkview, rear extensions to 6 existing flats, and extensions and alterations to 3 flats (bedsits) to convert into 3 Houses of Multiple Occupation (HMOs) for 6 people for Mr J K Rudkin.

ALPC Comment: Members feel there is insufficient information to comment with regard to the extensions and alterations to the existing flats in Parkview as there are no floor plans available for this part of the property. Members request that this application is referred to full committee for consideration.

TRDC Decision: Approved with conditions - See TRDC Planning Online for details.

12. 13/0962/FUL

ALPC meeting 26/06/2013

190 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Demolition of existing garage and replacement single storey side extension, porch to front elevation, internal alterations, fenestration changes and alteration to driveway for Mr J Wilson.

ALPC Comment: No objection.

TRDC Decision: Approved

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Planning applications to be considered on 7th August 2013

Appendix B1

1. **13/1131/FUL** Valid date: 26/06/2013
135A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of conservatory and single storey extension with recessed balcony over and additional rendering of external elevations for Promise Promo.
2. **13/1074/FUL** Valid date: 12/07/2013
Garston Manor School Horseshoe Lane Watford WD25 7HR - New build school and associated landscaping to replace existing Garston Manor School, existing school to be demolished for Wates Construction Ltd.
3. **13/1145/FUL** Valid date: 09/07/2013
10 Garden Road Abbots Langley Hertfordshire WD5 0ES - Demolition of existing conservatory and erection of single-storey rear/side extension and internal alterations (renewal of 10/1203/FUL). for Mr S Whelan.
4. **13/1173/FUL** Valid date: 12/07/2013
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Variation of Conditions 2 and 3 of planning permission 12/2169/FUL for a new permanent workshop building to allow: Substitution of plans to reflect minor amendments to building design and improvements to internal Studio roundabout and retention of existing store building for a minimum of two years from first occupation of the workshop due to significant existing production commitments for Warner Bros. Studios Leavesden.
5. **13/1205/FUL** Valid date: 15/07/2013
4 Hemsley Road Kings Langley Hertfordshire WD4 8TD - Single storey rear extension for Mr And Mrs Brentnall.
6. **13/1352/RSP** Valid date: 18/07/2013
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Part Retrospective : Exterior filming tank with associated hard-standing, drainage works and access road and spoil storage for Warner Bros. Studios.
7. **13/1281/FUL** Valid date: 22/07/2013
56 Toms Lane Kings Langley Hertfordshire WD4 8NB - Two storey side and rear extension for Mr M Stanbridge.
8. **13/1295/FUL** Valid date: 22/07/2013
31 The Crescent Abbots Langley Hertfordshire WD5 0DR - Single storey rear extension and alterations to flank fenestration. for Mrs Debbie Hewson.
9. **13/1322/FUL** Valid date: 18/07/2013
6 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Partial demolition of garage and existing single storey rear extensions, conversion of remaining garage to habitable accommodation, single storey side extension, new chimney to side and part single, part two storey rear extension including remodelling of roof for Mr And Mrs D Halewood.
10. **13/1253/FUL** Valid date: 24/07/2013
90 Upper Highway Abbots Langley Hertfordshire WD5 0JE - Single storey rear extension, side extension including incorporation of existing store and new roof to front bay and porch for Mr & Mrs S Holland.

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11. 13/1403/RSP

Valid date: 25/07/2013

Kozycot 50 Adrian Road Abbots Langley Hertfordshire - Part retrospective: Erection of two new semi-detached houses and one detached house including basement with parking, landscaping and associated work (resubmission of 13/0204/FUL) for Ms Sarah Murray.