

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

13th March 2014

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 19th March 2014 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. **To confirm the Minutes of the Meetings held on**
15th January, 5th February and 26th February 2014.
5. **Planning Decisions from Three Rivers District Council**
To receive a report of recent decisions as listed in Appendix A1.
6. **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.
7. **High Street Notice Boards**
To consider the best option for the future of the two Parish Council notice boards in the High Street, Abbots Langley, at the junctions of Abbots Road and Langley Road.
8. **Appeals**
 - i. To note the Inquiry and Appeal against refusal of planning permission concerning land at Building Research Establishment, Bucknalls Lane, Garston - demolition of existing buildings and construction of up to 100 new dwellings, associated access and facilities. The Inquiry will commence at 10am on 1st April 2014 in the Council Chamber, District Council Offices, Civic Centre, St Peter's Street, St Albans.
 - ii. To note the decision by the Planning Inspectorate that the appeal against the refusal to grant planning permission - 12/1046/FUL - 57 and 59 Hamilton Road, Hunton Bridge, Kings Langley, has been dismissed.

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9. Highways and Transport Matters

To note the following temporary road closures and waiting restrictions within the Parish:

- i. Bedmond Lane, St Albans/St Albans Lane, Bedmond and Sergehill Lane, Abbots Langley from its junction with Appspond Lane south westwards to its junction with Church Hill. The roads will be closed for approximately 7 days during the period 17th March and 17th September 2014, when signs are in place, for highway maintenance works. Alternative signed routes will be provided.
- ii. Hazelwood Lane, Abbots Langley, from a point 20 metres north west of 63 Hazelwood Lane, south eastwards for its entire length. The section of road will be closed for approximately 7 days during the period 31st March and 30th September 2014, when signs are in place, for highways maintenance works. Alternative signed routes will be provided.

10. Correspondence

To note the correspondence from Three Rivers District Council that the street naming for phases 3 and 4 of the new development at Leavesden Aerodrome has been allocated. Following suggestions made by the Parish Council, the new roads will be Cunningham Way; Ivy Close; Rosemarie Close and Braham Crescent, with extended numbering to South Way.

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Planning applications decided by Three Rivers District Council Reported on 19th March 2014

Appendix A1

1. 13/2239/FUL ALPC meeting 18/12/2013

Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Full planning permission for the construction of a new permanent sound stage (Stage N), studio support space, associated parking and hard landscape works, external lighting, use of temporary construction access on to South Way for a period of 18 months and associated ancillary works at Warner Bros. Studios Leavesden for Warner Bros. Studios Leavesden.

ALPC Comment: Members have no objection in principle but are concerned about the increase in construction traffic on South Way and the possible damage to the trees in the wooded area on the north western boundary of the development site.

TRDC Decision: Approved with conditions - see TRDC website, planning on line, for full details.
2. 13/2390/FUL ALPC meeting 15/01/2014

Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Part change of use from Class D1 (Public Hall) to Class A3 (Restaurant/Cafe) with associated alterations to fenestration including relocation of main entrance, internal alterations and erection of internally illuminated fascia sign. for The Henderson Hub Company Ltd.

ALPC Comment: Members have no objections to the part change of use to A3 but do object to the illuminated fascia sign and contemporary glass door which are both out of keeping with this historic building within the conservation area. They also object to the safety/fire issues of the design of the new doors which should be set back from the building frontage which adjoins the public footpath and open outwards.

TRDC Decision: Approved.
3. 13/2391/ADV ALPC meeting 15/01/2014

Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Advertisement Consent: Erection of internally illuminated fascia sign and externally illuminated cabinet display unit to front elevation of building for The Henderson Hub Company Ltd.

ALPC Comment: Members object to the illuminated fascia sign and display cabinet which are out of keeping with this historic building within the conservation area.

TRDC Decision: Approved following amendment of the application description to: Erection of internally illuminated fascia sign and a cabinet display unit to front elevation of building.
4. 13/1956/FUL ALPC meeting 15/01/2014

Waterdale House Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GP - Insertion of two dormer windows within the eastern roofslope of stable block for Mr Anthony Roncoli.

ALPC Comment: Members do not object to the application for dormer windows but do object to the use of upvc coated metal frames on this locally listed building within the green belt.

TRDC Decision: Refused

Reason: The proposed development by reason of its excessive scale, height, width, siting and number of dormer windows would result in an overly prominent and dominant development, disproportionate within the roofslope of

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the building, The Stables. For full details of the reasons for refusal see TRDC website, [planning on line](#).

5. 13/2369/RSP ALPC meeting 15/01/2014
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 alterations to land levels for Mr Rod Lewis.
ALPC Comment: Members have no objection in principle but do feel this application is overdevelopment for the site and out of keeping in the area.
TRDC Decision: Approved with conditions - see TRDC website for full details
6. 14/0002/FUL ALPC meeting 15/01/2014
78 And 80 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Joint application: Two storey side and rear extensions to both dwellings for Mr James Hodgins (78) And Mr Steven Jump (80).
ALPC Comment: Members are concerned about the parking arrangements for these houses to be extended to four and five bedrooms in a congested road and also only a gap of one metre between the proposed extensions and the boundary fences on both sides.
TRDC Decision: Approved
7. 14/0005/RSP ALPC meeting 15/01/2014
11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Proposed new detached outbuilding with new pitch roof structure in lieu of flat roof. for Mr J Bone.
ALPC Comment: No objection.
TRDC Decision: Approved.
8. 13/2297/FUL ALPC meeting 15/01/2014
Rayleigh House Shirley Road Abbots Langley Hertfordshire WD5 0NE - Insertion of an air source heat pump along northern elevation for Mr Nikolas Andersen.
ALPC Comment: Members have no objections to this application and commend the use of an energy efficient source of heat.
TRDC Decision: Approved
9. 14/0016/FUL ALPC meeting 15/01/2014
44 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey front extension, two storey side and rear extension and first floor rear extension for Mr & Mrs Lee Duffy.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 13/2394/FUL ALPC meeting 05/02/2014
Francis Combe Academy Horseshoe Lane Watford Abbots Langley Hertfordshire WD25 7HW - Temporary retention of containers used for motorbike storage, workshop, kitchen, classroom and W/C to serve a community project for Mr P Legrove.
ALPC Comment: No objection.
TRDC Decision: Approved

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11. 14/0037/FUL

ALPC meeting 05/02/2014

The Old Farm House Home Park Farm Station Road Kings Langley Hertfordshire
WD4 8LN - Erection of a shed within front garden for Mr A Oliver.

ALPC Comment: No objection.

TRDC Decision: Approved

12. 14/0090/FUL

ALPC meeting 05/02/2014

29 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Demolition of
existing conservatory and erection of single storey rear extension, conversion of
garage to habitable room and formation of raised patio at rear with screening and
alterations to roof of existing extension (amendment to planning permission
13/0018/FUL) for Mr And Mrs G Johnson.

ALPC Comment: No objection but members expressed concerns about the loss of
the garage.

TRDC Decision: Approved

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Planning applications to be considered on 19th March 2014

Appendix B1

1. 14/0240/FUL Valid date: 19/02/2014
147 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of existing attached garage and construction of two storey side extension, single storey side and rear extension, loft conversion to include front and rear dormers and rooflight and extension to raised patio to rear for Mr & Mrs Cousins.

2. 14/0160/FUL Valid date: 17/02/2014
8A And 8B Bucknalls Close And Parkview Watford WD25 9NB - Part demolition of 8A and 8B Bucknalls Close and construction of two and three storey front, side and rear extensions, change of use from two flats to two Houses of Multiple Occupation (HMOs) for 6 people, 3 storey rear extension to Parkview and connection of Parkview and 8A and 8B Bucknalls Close for Mr J K Rudkin.

3. 14/0236/FUL Valid date: 20/02/2014
Parish Council Depot High Street Abbots Langley Hertfordshire - Installation of portacabin to be used as a small office and mess room for employees for Abbots Langley Parish Council.

4. 14/0203/FUL Valid date: 19/02/2014
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Construction of first floor side extension for Mr & Mrs Hoggett.

5. 14/0238/FUL Valid date: 24/02/2014
9 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey side and rear extension for Miss Lucy Bishop.

6. 14/0296/FUL Valid date: 19/02/2014
70 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Demolition of existing garage and construction of two storey side extension and single storey rear extension for Mr & Mrs Damien Worrell.

7. 14/0310/FUL Valid date: 26/02/2014
33 Long Elms Abbots Langley Hertfordshire WD5 0JS - Single storey rear extension for Mr Paul Fitzgerald.

8. 14/0270/FUL Valid date: 27/02/2014
Fir Croft Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QB - Demolition of existing garage and side extensions and construction of single storey side extension and new front porch for BMA Practice.

9. 14/0209/FUL Valid date: 28/02/2014
20 Whittle Close Leavesden Watford WD25 7GF - Demolition of existing garage and erection of single storey side extension for Mr Lewis.

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10. 14/0328/FUL Valid date: 28/02/2014
27 The Garth Abbots Langley Hertfordshire WD5 0JJ - Single storey rear extension for Mrs R Winning.
11. 14/0389/FUL Valid date: 03/03/2014
Thistle Lodge Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Construction of detached garage to front of dwelling and loft conversion including front and rear dormers for Mrs Louise Bhatti.
12. 14/0290/FUL Valid date: 06/03/2014
Brandon Frost Ltd, Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - Demolition of existing office and replace with larger office building, installation of new electric gate, side pedestrian access, resurfacing of existing car park and drive and removal of existing garages for Frazer Investment Holdings Ltd.
13. 14/0283/FUL Valid date: 05/03/2014
53 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Construction of front porch extension and alterations to fenestration for Mrs E Lovelidge.
14. 14/0400/FUL Valid date: 04/03/2014
17 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP - Conversion of existing garage to habitable accommodation and construction of first floor side and rear extension and two storey rear extension for Mr Paul Crawley.