

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 23rd January 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Councillors: Councillor Mrs S Bedford
Councillor Mrs J Bowman
Councillor D J Major

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

369. Appointment of Chairman

In the absence of both the Chairman and Vice Chairman, it was proposed by Councillor Sara Bedford, seconded by Councillor Jean Bowman and **RESOLVED** that Councillor David Major should act as Chairman for the meeting. Councillor David Major accepted and the meeting continued.

370. Apologies for absence

Apologies were received, accepted and recorded from Councillor Owen Roe (other commitment) and Derryck Croker (other commitment).

371. Declarations of interest

There were no declarations of interest.

372. Public participation

No members of the public had expressed an interest in addressing the committee.

373. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1, were noted by Members present.

374. 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 B1.

375. Hertfordshire County Council

Members had no objections to the retention of an existing modular classroom unit on site for a further five year period at Breakspeare School, Gallows Hill, Abbots Langley.

376. Highways and Transport Matters

Members noted the proposed Order to prohibit all traffic and pedestrians from using parts of Langleybury Lane and Old House Lane, Abbots Langley for the duration of the Watford Half Marathon between 10.30 am and 2.00 pm on Sunday 3rd February 2013, when signs are in place.

377. Appeals

Members noted the following appeals against refusal of planning permission:

- i. East Winds, 146A Toms Lane, Kings Langley - Carriage barn in front garden 12/1525/FUL. PINS Appeal ref: APP/P1940/D/12/2189272.
- ii. 18 Gallows Hill Lane and land to the rear of 8 - 24 Gallows Hill Lane, Abbots Langley - Demolition of 18 Gallows Hill Lane and construction of 5 dwellings on land to rear with associated access, landscaping and parking 12/0659/FUL. DoE Appeal ref: APP/P1940/A/12/2188948/NWF.

The meeting closed at 8.20 pm.

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Signed: _____

Dated: _____

Planning applications decided by Three Rivers District Council
Reported on 23rd January 2013

Appendix A1

1. 12/2038/FUL ALPC meeting 14/11/2012

6 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Roof alterations including raise in ridge height and front and rear dormer windows to create two storey dwelling, demolition of existing garage and erection of single storey side extension, new roof to existing lounge, front roof canopy, alterations to conservatory to rear, installation of new 1.8m high gate and fence to side of dwelling for Mr And Mrs D Halewood.

ALPC Comment: No objection.

TRDC Decision: Refused.

Reason: The proposed extensions by reason of their height, scale, bulk and design would result in a two storey dwelling which is disproportionate in size to the original bungalow and which would appear visually prominent in the landscape to the detriment of the openness and rural character of the Metropolitan Green Belt. The development would therefore constitute an inappropriate form of development which is by definition harmful to the Metropolitan Green Belt. No very special circumstances have been presented which would outweigh the harm. This would be contrary to Policies CP1 and CP11 of the Core Strategy (adopted October 2011), Saved Policies GB1 and GB6 of the Three Rivers Local Plan 1996-2011, Policy DM2 of the Development Management Policies LDD (Proposed Submission Version) and the adopted SPG: Extensions to dwellings in the Green Belt.
2. 12/1960/FUL ALPC meeting 14/11/2012

Barn Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Conversion of existing barn to dwellinghouse with single storey side extension, landscaping, parking and associated works for Countryfile Limited.

ALPC Comment: Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.

TRDC Decision: Refused.

Reasons: Include: failure to retain historic openness of the internal layout, inappropriate to this listed building - see TRDC Planning on-line for full details.
3. 12/1961/LBC ALPC meeting 14/11/2012

Barn Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Listed Building Consent: Conversion of existing barn to dwellinghouse with single storey side extension, landscaping, parking and associated works for Countryfile Limited.

ALPC Comment: Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.

TRDC Decision: Refused.

Reason: Include: failure to retain historic openness of the internal layout, inappropriate to this listed building - see TRDC Planning on-line for full details.

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4. 12/2120/FUL ALPC meeting 28/11/2012
The Coach House East Lane Watford WD25 0LJ - Single storey extension with sedum roof and alterations including removal of existing single storey extensions, re-tiling of roof and alterations to fenestration for Mr And Mrs D Denton.
ALPC Comment: No objection.
TRDC Decision: Approved
5. 12/2132/FUL ALPC meeting 05/12/2012
95 Gallows Hill Kings Langley Hertfordshire WD4 8LY - Two storey side extension with single storey element to front, installation of rear rooflight, alterations to fenestration and widening of existing garage for Mr And Mrs Paul Dean.
ALPC Comment: No objection.
TRDC Decision: Approved
6. 12/2137/FUL ALPC meeting 05/12/2012
The Swan Public House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SH - Change of use of existing Swan Public House and first floor flat to a dwellinghouse, alterations and single storey rear extension, demolition of two outbuildings, conversion of retained outbuilding to home office and extension for car ports for Mr Richard Barber.
ALPC Comment: Members have concerns about the possible commercial use of this property within the green belt and request that it remains for residential use only.
TRDC Decision: Approved
7. 12/2138/LBC ALPC meeting 05/12/2012
The Swan Public House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SH - Listed Building Consent: Change of use of the Swan Public House and first floor flat to a dwellinghouse, alterations and single storey rear extension, demolition of two outbuildings and conversion of retained outbuilding to home office and extension for car ports for Mr Richard Barber.
ALPC Comment: Members have concerns about the possible commercial use of this property within the green belt and request that it remains for residential use only.
TRDC Decision: Approved
8. 12/2155/FUL ALPC meeting 05/12/2012
182 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Two storey front, side and rear extensions for Mr Neil Hickey.
ALPC Comment: Members object to this two storey extension being only one metre from the boundary.
TRDC Decision: Approved
9. 12/2085/LBC ALPC meeting 05/12/2012
13 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Replacement of two pairs of sliding sash (single glazed) windows to front of property with double glazed units with increase in thickness of the glazed bars from 22mm to 25mm for Mr R Griffiths.
ALPC Comment: No objection.
TRDC Decision: Approved

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10. 12/2183/RSP

ALPC meeting 05/12/2012

152 Toms Lane Kings Langley Hertfordshire WD4 8NZ - Retrospective: Front gates and paved access track for Mr Akhtar.

ALPC Comment: Members felt the gates were too high within the green belt and that the paving should be a permeable surface.

TRDC Decision: Refused.

Reason: See TRDC Planning on-line for full details

11. 12/2169/FUL

ALPC meeting 05/12/2012

Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Construction of a new permanent workshop building with associated parking, demolition of existing workshop/store, relocation of an existing refuse and recycling facility and associated ancillary works for Warner Bros. Studios Leavesden.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 23rd January 2013

Appendix B1

1. 12/2371/FUL Valid date: 07/01/2013
28 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Single storey front and side extension including garage for Mrs Jan Smith.
Members are concerned about about the large size of the extension extending 5.5 metres from the front of the existing building.
2. 13/0018/FUL Valid date: 07/01/2013
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 for Mr And Mrs G Johnson.
No objection but members expressed concerns about the loss of the garage.
3. 13/0037/FUL Valid date: 08/01/2013
25 Lysander Way Abbots Langley Hertfordshire WD5 0TN - Single storey rear and first floor side extensions, garage conversion and alterations for Mr I Forsyth.
No objection.
4. 13/0041/FUL Valid date: 09/01/2013
14 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Single storey rear extension for Mr Davies.
No objection.
5. 12/2399/PDNA Valid date: 15/01/2013
Berry Bushes Farm Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RW - Permitted Development Notice Agriculture: Erection of general purpose agricultural store for Mr Alan Crawley.
No objection.
6. 12/2378/FUL Valid date: 14/01/2013
Westbrook Keep Bedmond Road Abbots Langley Hertfordshire WD5 0QE - Single storey rear extension for Mr Singh Malhotra.
No objection.
7. 12/2385/RSP Valid date: 14/01/2013
Land Rear Of 70B Station Road Kings Langley Hertfordshire - Retrospective: Erection of a covered timber outbuilding for storage purposes (request for 2 year temporary consent) for Mr William Gerrard.
No objection.
8. 13/0017/FUL Valid date: 15/01/2013
15 Edinburgh Drive Abbots Langley Hertfordshire WD5 0TU - Conversion of existing garage into an office for Mr M S Anwer.
Members expressed concerns about the loss of the garage and parking provision in this narrow road.
9. 13/0057/RSP Valid date: 14/01/2013
17 Oak Green Way Abbots Langley Hertfordshire WD5 0PJ - Retrospective: Two storey extension to side with single storey extension to front for Mr P Otum.
Deferred to next meeting on 13th February to seek clarification on application.