

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 10th April 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor D J Major
Councillors: Councillor Mrs S Bedford
Councillor Mrs J Bowman
Councillor D Croker
Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

461. Apologies for absence

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

462. Declarations of interest

There were no declarations of interest.

463. Public participation

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

464. Planning Decisions from Three Rivers District Council

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

465. 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.

466. Three Rivers District Council - Planning Committee

Councillor Sara Bedford attended the meeting on 21st March and reported on:

- i. 12/2381/FUL - 84 Abbots Road, Abbots Langley. There were objections from a neighbour on grounds of loss of light and the new houses being too close. The application was approved with conditions.
- ii. 13/0046/OUT - Land at Cayford House (Eric Shepherd Unit), Woodside Road, Abbots Langley. This outline application, which was granted, was a resubmission of the earlier withdrawn application 12/1446/OUT.

467. Highways Matters

Members discussed the decision by Herts County Council to terminate the Joint Highways Panel and felt that there should be a replacement. Councillor Jean Bowman will attend the meeting at Three Rivers House on 15th April 2013.

The meeting closed at 8.15 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 10th April 2013

Appendix A1

1. **13/0110/RSP** ALPC meeting 13/02/2013
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Part Retrospective: Temporary consent (minimum of 6 months) for construction / retention of exterior filming tank and associated storage of spoil for Warner Bros Studios Leavesden.
ALPC Comment: No objection.
TRDC Decision: Approved
2. **12/2381/FUL** ALPC meeting 13/02/2013
84 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing dwelling and erection of 2 new detached dwellings for Mr P Dennett.
ALPC Comment: Members object to this application which is cramped, out of keeping and with almost double the current floor area is overdevelopment of the site. The Parish Council requests that this application is referred to Committee for their consideration unless Officers are minded to refuse the application.
TRDC Decision: Approved with conditions - see TRDC Planning Online for details.
3. **13/0085/FUL** ALPC meeting 13/02/2013
14 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HB - Single storey rear extension for Watford Community Housing Trust.
ALPC Comment: No objection.
TRDC Decision: Approved
4. **13/0131/FUL** ALPC meeting 13/02/2013
4 Pryor Close Abbots Langley Hertfordshire WD5 0NA - Single storey front and rear extensions for Mr And Mrs David Ebden.
ALPC Comment: No objection.
TRDC Decision: Approved
5. **12/2204/FUL** ALPC meeting 13/02/2013
7 High Street Abbots Langley Hertfordshire WD5 0AA - Replacement conservatory and replacement of wooden window frames with uPVC frames for Ms A Hobbs.
ALPC Comment: Members object to the replacement of the windows at the front with uPVC and that they should wood, as existing, to retain the character of this listed building. They have no objections to the conservatory replacement.
TRDC Decision: Approved
6. **12/2321/LBC** ALPC meeting 13/02/2013
7 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Replacement conservatory and replacement of wooden window frames with uPVC frames for Ms A Hobbs.
ALPC Comment: Members object to the replacement of the windows at the front with uPVC and that they should wood, as existing, to retain the character of this listed building. They have no objections to the conservatory replacement.
TRDC Decision: Approved

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7. **13/0166/FUL** ALPC meeting 13/02/2013
23 The Crescent Abbots Langley Hertfordshire WD5 ODR - Part single, part two storey side extension and single storey front extension for Mrs Sandra Mash.
ALPC Comment: No objection.
TRDC Decision: Approved
8. **13/0173/FUL** ALPC meeting 13/02/2013
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Proposed conversion of existing garage/outbuilding into new residential annexe for Mr Cliff Phillips.
ALPC Comment: No objection.
TRDC Decision: Approved
9. **13/0165/FUL** ALPC meeting 13/02/2013
180 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Single storey side and rear extensions, internal alterations and extended patio to rear for Mr Simon Meacock.
ALPC Comment: No objection.
TRDC Decision: Approved
10. **13/0002/FUL** ALPC meeting 13/02/2013
7 Shafford Cottages Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RT - Creation of dropped kerb and removal of a three post metal railing blocking access to the front of the property for Ms Vanessa Hill.
ALPC Comment: No objection.
TRDC Decision: Approved
11. **13/0063/CLED** ALPC meeting 13/02/2013
St. Pauls Hall 20 Bridge Road Hunton Bridge Kings Langley WD4 8RE - Certificate of Lawfulness Existing Use - Use of ground floor as Class B1 (office) use and first floor as Class C3 (residential) flat for M Evans.
ALPC Comment: Members have no objection to the change of use but feel the works carried out including replacement windows within the Hunton Bridge conservation area require a full planning application.
TRDC Decision: Refused - see TRDC Planning Online for details.

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Planning applications considered on 10th April 2013

Appendix B1

1. **13/0468/FUL** Valid date: 18/03/2013
19 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Conversion of garage to habitable accommodation for Mr Stephen Brooks.
No objection.
2. **13/0485/FUL** Valid date: 14/03/2013
1 Coles Farm Chequers Lane Abbots Langley Hertfordshire WD25 0GL - Demolition of outbuilding and erection of single storey rear extension and insertion of new window for Mr N Rigby.
No objection.
3. **13/0470/FUL** Valid date: 21/03/2013
A T Oliver & Sons Ltd, Home Park Works Station Road Kings Langley Hertfordshire WD4 8LW - New farm track for use as a secondary access to the south yard for A T Olivers And Sons Limited.
No objection.
4. **13/0471/FUL** Valid date: 25/03/2013
4 Balmoral Road Abbots Langley Hertfordshire WD5 0ST - Conversion of garage to habitable accommodation with new bay window to front and two rear rooflights for Mr And Mrs Brady.
No objection but members expressed concerns about the loss of the garage.
5. **13/0482/FUL** Valid date: 28/03/2013
Pimlico House Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA - Erection of black painted steel electric gates and brick piers to front and side vehicular entrances with fencing and associated works for Mr Martin Dean.
Members have no objections to the main entrance and gates but feel the side gates should be set back along the drive to allow sufficient room in front for vehicles to safely pull off this narrow road, on a bend, in order to gain access.
6. **13/0514/FUL** Valid date: 27/03/2013
8 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Demolition of existing garage and erection of single storey rear extension and two storey side extension for Mr And Mrs Bishop.
No objection but members expressed concerns about the loss of the garage.
7. **13/0504/FUL** Valid date: 28/03/2013
196 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Two storey and single rear extension, replacement of existing garage and single storey side extension for Mr And Mrs N Collier.
No objection.
8. **13/0586/LBC** Valid date: 28/03/2013
1 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Single storey side extension for Mr S Thomas.
No objection.

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9. 13/0338/FUL

Valid date: 02/04/2013

Plot 221 And 222 Phase 2, Land at Leavesden Aerodrome, Aerodrome Way and land north of South Way, Abbots Langley - Proposed Bovis Homes sales complex including location of show house, sales office and associated visitors parking for a temporary period (maximum of 5 years) for Bovis Homes Ltd.

Members feel the provision of six parking spaces is inadequate and should be increased to prevent visitors parking in Aerodrome Way which is a busy main road, in an industrial area, on a bus route. They have concerns about parking on the grass verges and over the marked cycle route. No objections otherwise.