

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 26<sup>th</sup> June 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice-Chairman                      Councillor Owen Roe

Councillors:                      Councillor Jean Bowman  
   Councillor Martin Brooks  
   Councillor Angela Laval

Officers:                              Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **62. Apologies for absence**

Apologies were received, accepted and recorded from Councillor David Major (work commitment) and Councillor Derryck Croker (other commitment).

### **63. Declarations of interest**

There were no declarations of interest.

### **64. Public participation**

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

### **65. Planning Decisions from Three Rivers District Council**

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

### **66. 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.

### **67. Three Rivers District Council - Planning Committee**

Councillor Owen Roe attended the meeting on 20<sup>th</sup> June and reported on the following applications:-

- i. 13/0545/FUL - 30 Abbey Drive - a site visit has been arranged and the application will be re-considered at the next meeting.
- ii. 13/0555/AOD and 13/0058/AOD - Phases 3 and 4, Leavesden Park - permission granted.
- iii. 13/0754/RSP - 70B Station Road - retrospective temporary permission was granted for three years subject to a condition restricting storage materials.

### **68. Highways and Transport Matters**

Members noted the following:-

- i. Drainage works in Toms Lane, Kings Langley to alleviate flooding with works scheduled to begin on 1<sup>st</sup> July and due to be completed within six weeks.
- ii. To prohibit entry on the exit road for Warner Bros. Studios car park, in the interests of highway safety, from 17<sup>th</sup> June 2013.

### **69. Appeals**

Members noted the appeal against refusal of planning permission: 57 and 59 Hamilton Road, Hunton Bridge - 12/1046/FUL. DoE Appeal ref: APP/P1940/A/13/2197807 and the hearing date now set to open at 10.00 am on 1<sup>st</sup> October at Three Rivers House.

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The meeting closed at 9.02 pm.

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

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

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Planning applications decided by Three Rivers District Council  
Reported on 26<sup>th</sup> June 2013

Appendix A1

1. **13/0677/FUL** ALPC meeting 15/05/2013  
189 Toms Lane Kings Langley Hertfordshire WD4 8PA - Single storey rear extension and installation of window to side elevation for Mr Gordon Mackenzie.  
**ALPC Comment:** Members object to this application which enlarges the footprint of the existing dwelling by over 40% and demonstrates no special circumstances to justify the development in the green belt.  
**TRDC Decision:** Approved with conditions-See TRDC Planning Online for details
  
2. **13/0648/FUL** ALPC meeting 15/05/2013  
9 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Single storey side extension for Mr L Ayers.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
  
3. **13/0691/FUL** ALPC meeting 15/05/2013  
39A Abbots Road Abbots Langley Hertfordshire WD5 0AY - 39A Abbots Road Abbots Langley Hertfordshire WD5 0AY for Mr N Cousens.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved

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Planning applications considered on 26<sup>th</sup> June 2013

Appendix B1

1. **13/0929/FUL** Valid date: 29/05/2013  
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.  
**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.**
2. **13/0946/FUL** Valid date: 31/05/2013  
Imagination Technologies Imagination House Home Park Industrial Estate Station Road Kings Langley Hertfordshire WD4 8LZ - Variation of Condition 2 of planning permission 12/0645/FUL (demolition of existing building and erection of new three storey office building (Class B1) with car parking, landscaping, erection of footbridge across canal spur and associated works (Phase 2)) to allow for minor material amendments to include additional windows to western elevation by way of revised drawings for Imagination Technologies Ltd.  
**Members object to the additional windows on the west elevation as they will overlook the canal and impact on the privacy of the residential house-boat moorings at this point.**
3. **13/0919/RSP** Valid date: 30/05/2013  
56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Part retrospective: Demolition of existing outbuilding and erection of new outbuilding/barn for Mrs Elaine Ferazzanno.  
**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.**
4. **13/0773/FUL** Valid date: 29/05/2013  
47 The Crescent Abbots Langley Hertfordshire WD5 0DR - Single storey front, side and rear extension for Mr And Mrs Jokiel.  
**Members are concerned about the close proximity of 0.60 metres to the adjoining property, of the extension on the south side.**
5. **13/0890/FUL** Valid date: 31/05/2013  
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.  
**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.**

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6. 13/0962/FUL Valid date: 10/06/2013  
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.  
**No objection.**
7. 13/0971/FUL Valid date: 11/06/2013  
The Coach House Coles Farm East Lane Abbots Langley Hertfordshire - Demolition of existing single storey extensions and erection of single storey side and rear extension with basement and parking area for Mr And Mrs D Denton.  
**No objection.**
8. 13/1031/FUL Valid date: 07/06/2013  
30 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Resubmission of 08/0187/FUL: Dormer window extensions to side elevations to create increased first floor level for Mr Lawrence Turk.  
**No objection.**
9. 13/1043/FUL Valid date: 11/06/2013  
14 Redwing Grove Abbots Langley Hertfordshire WD5 0GJ - Demolition of existing rear conservatory and erection of single storey rear extension for Mr And Mrs Antony Mason.  
**No objection.**