

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 17th July 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman:	Councillor David Major
Vice-Chairman	Councillor Owen Roe
Councillors:	Councillor Jean Bowman Councillor Martin Brooks Councillor Derryck Croker Councillor Angela Laval
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

86. Apologies for absence

There were no apologies for absence.

87. Declarations of interest

There were no declarations of interest.

88. Public participation

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

89. To confirm the Minutes of the previous meeting

It was proposed by Councillor Owen Roe, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meeting held on 15th May, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

It was proposed by Councillor Owen Roe, seconded by Councillor Derryck Croker and **RESOLVED** that the minutes of the meeting held on 5th June, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

It was proposed by Councillor Jean Bowman, seconded by Councillor Martin Brooks and **RESOLVED** that the minutes of the meeting held on 26th June, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

90. Planning Decisions from Three Rivers District Council

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

91. 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.

Councillor Martin Brooks requested the Chairman to take a vote on planning application 13/1130/FUL - Land opposite Tanners Wood School, School Mead, Abbots Langley, as he objected to the application, considering it to be an expensive overdevelopment of the open space which would attract vandalism. The result of the voting was 5 For and 1 Against.

As Members were unable to view the comments from the landscape officer on Three Rivers website for planning application 13/1131/FUL - 135A Abbots Road, Abbots Langley, discussion on this item were deferred to the next meeting.

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92. Three Rivers District Council - Site Allocations Local Development Document

Members were given a short report on the final contents of the Site Allocations LDD for the Three Rivers District by the Planning and Meetings Officer, as now submitted to the Secretary of State for independent examination. Members noted the proposed sites for housing; employment; education and open spaces within the Parish. (25th July 2012 Meeting - Minute 143)

93. Appeals

- i. Members noted the decision by the planning inspectorate that appeal APP/P1940/A/12/2188948 against refusal to grant planning permission 12/0659/FUL - 18 Gallows Hill Lane and land to the rear of numbers 8 - 24 Gallows Hill Lane, Abbots Langley, has been dismissed.
- ii. Members noted the decision by the planning inspectorate that the appeal APP/P1940/A/13/2192254 against refusal to grant planning permission 12/1832/FUL - Land at Hill Farm Close, Abbots Langley, has been dismissed.

The meeting closed at 8.45 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 17th July 2013

Appendix A1

1. **13/0555/AOD** ALPC meeting 24/04/2013

Phase 3, 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 3 of the Leavesden Park scheme to provide 87 residential dwellings (30 to be affordable homes), hard and soft landscaping, new open space and associated highways and infrastructure works for Bellway Homes (North London).

ALPC Comment: Members feel there are insufficient visitor parking spaces around the affordable housing areas and request that this application is referred to full committee for consideration.

TRDC Decision: Approved with conditions - See TRDC planning online for details.
2. **13/0558/AOD** ALPC meeting 24/04/2013

Phase 4, 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 4 of the Leavesden Park scheme to provide 113 residential dwellings (39 to be affordable homes), 1175.88sqm of flexible commercial floorspace (Use Classes A1, A2, A3, A5 and D1), hard and soft landscaping and associated highways and infrastructure works for Bellway Homes (North London).

ALPC Comment: Members are concerned about the parking arrangements to the front of plots 387-403 and that there may not be sufficient space for manoeuvring into the corner spaces next to the properties. Also that there are insufficient visitor parking spaces around the affordable housing area. Members request that this application is referred to full committee for consideration.

TRDC Decision: Approved with conditions - See TRDC planning online for details.
3. **13/0747/FUL** ALPC meeting 15/05/2013

16 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Single storey rear extension and internal alterations and alterations to land levels (amendment to planning permission 12/1072/FUL) for Mr D Jaques.

ALPC Comment: No objection.

TRDC Decision: Approved
4. **13/0758/FUL** ALPC meeting 15/05/2013

14 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Single storey front, side and rear extension and two storey side and rear extensions for Mr And Mrs Wakely.

ALPC Comment: No objection.

TRDC Decision: Approved
5. **13/0744/FUL** ALPC meeting 15/05/2013

129A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Two storey rear extension, first floor side extension and entrance porch for Mr Lee Mussett.

ALPC Comment: Members have no objection in principal to this application but feel that the neighbours privacy should be taken into consideration and the floor to ceiling glazed panel on the south west elevation should be obscure glazing.

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

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6. 13/0753/FUL ALPC meeting 15/05/2013
111 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Extension to basement for Mrs Sexton-Adams.
ALPC Comment: No objection.
TRDC Decision: Approved
7. 13/0754/RSP ALPC meeting 15/05/2013
70B Station Road Kings Langley Hertfordshire WD4 8LB - Retrospective: Erection of a covered timber outbuilding for storage purposes (request for 3 year temporary consent) for Mr William Gerrard.
ALPC Comment: Members feel there is insufficient information and clarification is needed with regard to the usage of the building and request that this application is referred to full committee for consideration.
TRDC Decision: Approved with conditions including:-The covered timber outbuilding hereby permitted for a limited period shall be used solely for the storage of building materials/equipment/tools associated with the existing on-site business and shall not contain any hazardous or potentially explosive materials at any time whatsoever.
8. 13/0820/FUL ALPC meeting 05/06/2013
106 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - Single storey rear extension with two Velux rooflight windows and internal alterations for Mr C Short.
ALPC Comment: No objection.
TRDC Decision: Approved

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Planning applications considered on 17th July 2013

Appendix B1

1. 13/1103/FUL Valid date: 20/06/2013
17 The Limes Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8FJ - Single storey rear extension for Mr & Mrs C Baker.
No objection.
2. 13/1076/FUL Valid date: 25/06/2013
2 Lapwing Way Abbots Langley Hertfordshire WD5 0GG - Removal of existing conservatory and replacement with single storey rear extension for Ms Mandie Collingbourne.
Members have no objection to this planning application but are concerned about the protected trees in neighbouring properties and that adequate measures are taken to avoid damage.
3. 13/1117/AOD Valid date: 26/06/2013
Phase 1 Land At Leavesden Aerodrome Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Approval of Details: Details pursuant to Condition 2 of the outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 1 of the Leavesden Park scheme to provide 126 residential dwellings 1193 sqm of flexible commercial floorspace (Use Classes A1, A2, A3, A5 and D1), a new public square, hard and soft landscaping, new open space and a childrens play area with associated highways and infrastructure works (amendment to reserved matters approval 12/1213/AOD to include 3 x additional private 2 bed units in Block 1Q, 92 sqm of additional flexible commercial floorspace, changes to parking, design changes to house types T3, T5 and T7 and Block 1Q) for Bellway Homes (North London).
No objection.
4. 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.
As members were unable to view the comments from the landscape officer, this application will be deferred to the next meeting.
5. 13/1075/FUL Valid date: 27/06/2013
83A Breakspeare Road Abbots Langley Hertfordshire WD5 0ER - Single rear storey extension for Mr Keith Olivant.
No objection.
6. 13/1130/FUL Valid date: 01/07/2013
Land Opposite Tanners Wood School School Mead Abbots Langley Hertfordshire - Works to School Mead open space including the introduction of surfaced pathways, additional benches, bins, play features and a 3.5m high canopy structure together with additional parking spaces opposite the school and No 3 School Mead. for Watford Community Housing Trust.
No objection.

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7. 13/1187/FUL Valid date: 01/07/2013
50 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Single storey front extension and conversion of garage to habitable accommodation including changing existing flat roof to tiled roof for Mr And Mrs E Alvares.
Members regret the loss of a garage but have no objections subject to satisfactory parking on site.
8. 13/1147/FUL Valid date: 03/07/2013
23 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Conversion of garage and widening of driveway for Mr E Lee.
No objection.
9. 13/1212/FUL Valid date: 08/07/2013
86 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Single storey rear extension for Mr And Mrs Dillon.
No objection.