

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 18th September 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

Officers: Janet Pearce - Planning and Meetings Officer

Also present: Suzanne O'Brien, Acting Principal Planner TRDC
Rob Morgan, Planning Officer TRDC

The meeting opened at 7:30 pm.

153. Apologies for absence

Apologies were received, accepted and recorded from Councillor Angela Laval (unavailable).

154. Declarations of interest

There were no declarations of interest.

155. Public participation

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

156. To confirm the Minutes of previous meetings

It was proposed by Councillor Owen Roe, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meeting held on 17th July 2013, 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 Derryck Croker, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meeting held on 7th August 2013, 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 Martin Brooks and **RESOLVED** that the minutes of the meeting held on 28th August 2013, 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.

157. Three Rivers District Council - Officer's Visit

The Chairman welcomed Mrs Suzanne O'Brien and Rob Morgan to the meeting. Mrs O'Brien gave a short explanation on the new Development Plan for the district, called the Local Development Framework, which is replacing the existing Local Plan with a number of new planning documents. This was followed by a summary of the main changes to the requirements for permitted development, by Mr Morgan. For a period of three years, between 30th May 2013 and 30th May 2016, householders are able to build larger single-storey rear extensions under permitted development and various changes of use can be made without full planning permission. The officers then answered questions from Members on various issues including how Parish Council's consultation comments are addressed. These are taken into consideration and some objections are addressed with amended plans or conditions to the planning permission. The Chairman thanked Mrs O'Brien and Mr Morgan for their useful and informative contribution to the meeting.

Abbots Langley Parish Council

158. Planning Decisions from Three Rivers District Council

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

159. 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.

The meeting closed at 8.55 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 18th September 2013

Appendix A1

1. **13/0946/FUL** ALPC meeting 26/06/2013

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.

ALPC Comment: 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.

TRDC Decision: Approved with conditions - See TRDC Planning Online for details.
2. **13/1117/AOD** ALPC meeting 17/07/2013

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).

ALPC Comment: No objection.

TRDC Decision: Approved
3. **13/1130/FUL** ALPC meeting 17/07/2013

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.

ALPC Comment: No objection.

TRDC Decision: Approved
4. **13/1205/FUL** ALPC meeting 07/08/2013

4 Hemsley Road Kings Langley Hertfordshire WD4 8TD - Single storey rear extension for Mr And Mrs Brentnall.

ALPC Comment: No objection.

TRDC Decision: Approved
5. **13/1295/FUL** ALPC meeting 07/08/2013

31 The Crescent Abbots Langley Hertfordshire WD5 ODR - Single storey rear extension and alterations to flank fenestration. for Mrs Debbie Hewson.

ALPC Comment: No objection.

TRDC Decision: Approved

Abbots Langley Parish Council

6. 13/1395/FUL

ALPC meeting 28/08/2013

36 Breakspeare Road Abbots Langley Hertfordshire WD5 0EP - Single storey rear extension for Mr S Higson.

ALPC Comment: No objection. Members felt there may be party wall issues.

TRDC Decision: Approved

Planning applications considered on 18th September 2013

Appendix B1

1. 13/1592/FUL Valid date: 27/08/2013
The Swan Public House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SH - Change of use of the Swan Public House and first floor flat to a dwellinghouse, alterations, conversion of retained outbuilding to home office, demolition of outbuilding and erection of detached outbuilding for Mrs Sharon Axcell.
Members have concerns about the possible commercial use of this property within the green belt and request that it remains for residential use only.
2. 13/1593/LBC Valid date: 27/08/2013
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, conversion of retained outbuilding to home office, demolition of outbuilding and erection of detached outbuilding for Mrs Sharon Axcell.
Members have concerns about the possible commercial use of this property within the green belt and request that it remains for residential use only.
3. 13/1605/FUL Valid date: 27/08/2013
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Temporary (2 year) pre fabricated portakabin to provide additional office space (B1A use class) for Deloitte Real Estate.
No objections providing the permission is for two years only and not permanent. Members have some concerns that there is insufficient parking for the extra 20 employees.
4. 13/1594/RSP Valid date: 27/08/2013
52 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part Retrospective: Erection of a detached outbuilding and archway for Mr S Murphy.
No objection.
5. 13/1524/FUL Valid date: 23/08/2013
Kenwood Farm Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8RY - Replacement light industrial building to be used as vehicle workshop for Mr Terry Kenealy.
No objection.
6. 13/1372/FUL Valid date: 02/09/2013
St Paul's Hall 20 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Change of use from mixed use Residential (Class C3 Use) and Office (Class B1 Use) to mixed use Residential (Class C3 Use) and Nursery (Class D1 Use) for Clarendon Montessori School.
Members object to the change of use to a children's nursery school. It is inappropriate for the location of the property as there are safety issues with regard to dropping off and collecting children by car on this narrow, busy road immediately opposite a pedestrian crossing and with waiting restrictions during the day. There is insufficient parking for staff and parents on site and no outdoor play area for the children.

Abbots Langley Parish Council

7. 13/1596/FUL Valid date: 02/09/2013
12 Redwing Grove Abbots Langley Hertfordshire WD5 0GJ - Single storey rear extension, replacement raised patio, garage conversion and alterations to fenestration for Mr And Mrs P West.
No objection but members expressed concerns about the loss of the garage.
8. 13/1620/FUL Valid date: 29/08/2013
21 Linnet Road Abbots Langley Hertfordshire WD5 0GN - Demolition of conservatory and erection of two storey and single storey rear extension for Mr C Dowding.
No objection.
9. 13/1619/FUL Valid date: 29/08/2013
10 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Two storey and single storey side and rear extension for Mr P Clough.
No objection.
10. 13/1561/FUL Valid date: 06/09/2013
10 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing conservatory and erection of single storey rear extension for Mr Paul Creasy.
No objection.
11. 13/1629/FUL Valid date: 09/09/2013
Breakspeare School Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BU - Removal of existing temporary classroom to be replaced by a new single storey building comprising a classroom, access platform lift, circulation space including 'a buggy park'. for C/o The Kevin Hinds Practice.
No objection.