

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 pm on Wednesday 30th October 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
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

193. Apologies for absence

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

194. Declarations of interest

There were no declarations of interest.

195. Public participation

There were three members of the public present. Mr Jon Tankard, representing Abbots Village, registered to speak on agenda item 5, planning application 13/1873/FUL, 49 High Street, Abbots Langley - change of use from bakery to A3 and A5 use and extension to opening hours.

196. Planning Decisions from Three Rivers District Council

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

197. 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 Chairman varied the agenda to consider application 13/1873/FUL first and invited Mr Tankard to address the committee. Mr Tankard spoke on behalf of local residents and businesses to oppose the application for a change of use from a bakery to A3 and A5 use on the following grounds:- The proposal fails to comply with paragraphs 5.60 to 5.68 of Three Rivers Core Strategy; retail shops are of great importance being the hub of the village; there is a need for a bakers; it's loss will reduce the use of the High Street; yet another take-away; blind shutters during the day; the creation of islands for neighbouring shops; the late night opening hours; smells; parking problems; loss of a primary retail site; increased CO2 footprint.

Members then discussed the application and agreed their comments to be submitted, requesting referral to Three Rivers Planning Committee. The members of the public left the meeting.

198. Budget 2014-2015

Members reviewed the page for which they are responsible in the latest version of the budget and discussed the costs of replacement/refurbishment of the High Street notice boards and the maintenance of bus shelters.

199. Consultations

Following discussion on Hertfordshire County Council's new guidance - "Setting Local Speed Limits", members agreed 20mph zones were preferable to 20mph limits, involving less clutter of street signs. They felt physical traffic calming devices were dangerous and agreed with the new guidance which showed evidence in the reduction of accidents. The Officer present to submit their comments.

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200. Cycle Racks

The planning officer reported on the findings of a survey to identify the current locations of cycle racks within the Parish. There are a total of 16 racks in different areas, in a variety of designs. Members agreed this was a sufficient amount for the Parish.

201. Highways and Transport Matters

Members were in full support of the proposed improvements by the County Council to the bus stops on Hazelwood Lane, Abbots Langley.

202. Appeals

Members noted the appeal against refusal of planning permission 12/1046/FUL - 57 and 59 Hamilton Road, Hunton Bridge - Erection of nine dwellings to rear of 57 and 59 Hamilton Road with associated parking, landscaping and construction of new access; replacement garage to serve existing dwelling. DoE Appeal ref: APP/P1940/A/13/2197807.

203. Correspondence

Members noted the complaint sent to Three Rivers District Council regarding flowers and plants on the pavement outside the Craft Tub in High Street, Abbots Langley. There have been a number of other complaints on this issue, the area concerned being the responsibility of the shopkeeper and not part of the public highway.

The meeting closed at 9.28 pm.

Signed: _____

Dated: _____

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7. 13/1372/FUL

ALPC meeting 18/09/2013

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.

ALPC Comment: 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.

TRDC Decision: Refused

Reasons: 1. The proposed change of use of the building for mixed Residential (Class C3) and Nursery (Class D1) Uses at the level proposed would, in the absence of a legally binding parking agreement with the adjacent public house, result in a significant shortfall of on-site parking provision. This shortfall would place significant pressure on parking levels within the site which would lead to severe detrimental impacts to the safe passage of traffic on the adjacent classified highway. The proposal would therefore fail to comply with Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

2. The proposed change of uses would, by reason of its proposed extent of occupation, result in significant noise and disturbance to neighbouring amenity. The use of the building and wider site for up to a maximum of 63 people would result in significant levels of on-site activity which would lead to an unacceptable level of noise and disturbance. As a result, the proposal would erode the residential amenity levels currently enjoyed by the neighbouring occupiers at 18 Bridge Road. The proposal would therefore fail to comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM9 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8. 13/1561/FUL

ALPC meeting 18/09/2013

10 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing conservatory and erection of single storey rear extension for Mr Paul Creasy.

ALPC Comment: No objection.

TRDC Decision: Approved

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Planning applications considered on 30th October 2013

Appendix B1

1. **13/1793/FUL** Valid date: 03/10/2013
20 Whittle Close Leavesden Watford WD25 7GF - Demolition of existing garage and erection of two storey side extension and single storey rear extension for Mr Lewis.
Members object to this two storey extension abutting the gardens of the neighbouring properties and feel it is too large a development within the greenbelt.
2. **13/1599/RSP** Valid date: 27/09/2013
Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Retrospective: Erection of temporary fencing and gates around Bellway Homes show home complex for Bellway Homes.
Members request that the hedge is reinstated at the next appropriate planting season and that the temporary gates and fence are removed from the houses in the showhome complex within three months or two years of full occupation, whichever is the sooner.
3. **13/1768/FUL** Valid date: 09/10/2013
69 Toms Lane Kings Langley Hertfordshire WD4 8NJ - Erection of a single storey side car port/garage extension for Mr Keith Whitham.
Members expressed concerns about the close proximity of the proposed car port/garage to the neighbouring property within the greenbelt.
4. **13/1794/FUL** Valid date: 10/10/2013
The Swallows Bucks Hill Kings Langley Hertfordshire WD4 9AT - Demolition of existing conservatory, erection of single storey rear extension and replacement roof over existing single storey rear structure for Mr Graham Hallworth.
No comments - outside Abbots Langley Parish
5. **13/1823/FUL** Valid date: 15/10/2013
Land At Rear Of 59 Toms Lane Kings Langley Hertfordshire - Permission for two additional caravans (no more than one of which to be a static caravan) with parking for two vehicles and associated hardstanding for Mr Michael Connors.
The Parish Council request that this application is referred to Committee for their consideration unless Officers are minded to refuse the application. If approved, members request that the temporary consent runs concurrently with the existing appeal decision for application 08/1740/RSP.
6. **13/1873/FUL** Valid date: 15/10/2013
F Mansbridge & Son Ltd 49 High Street Abbots Langley Hertfordshire WD5 0AA - Change of use from bakery to A3 and A5 use and extension to opening hours for Mansbridge Bakers.
Members object to this application for a change of use from an A3 bakery to A3 and A5 usage and extension of opening hours. The property forms part of the primary shopping frontage of the village, within the conservation area and should be retained as a bakers or retail use to cater for the local day to day needs of the community. (Policies PSP2 and CP7 of the Core Strategy (adopted October 2011).) There are already a large number of food takeaway establishments within the immediate and surrounding area and there is no requirement for another, adding to the noise, smells, traffic, litter and parking issues. The vast majority of local residents and businesses have expressed the need for the retention of a bakers shop on the site to maintain the quality of the current shopping frontage. Members request that this application is referred to full committee for consideration.

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7. 13/1874/FUL Valid date: 15/10/2013
92 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing rear conservatory, erection of a larger rear conservatory and conversion of existing garage into habitable accommodation. for Mr Malcolm Trotter.
No objection.
8. 13/1929/FUL Valid date: 16/10/2013
38 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Proposed single storey rear extension and alterations to roof of existing rear projection for Mr John Denyer.
No objection. Members feel there could be boundary and party wall issues.
9. 13/1921/LBC Valid date: 15/10/2013
Elizabeth Cottage Upper Highway Kings Langley Hertfordshire WD4 8PP - Listed Building Consent: Installation of secondary windows for Ms G Neale.
No objection.
10. 13/1924/FUL Valid date: 16/10/2013
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Extension of 'J' stage of the Warner Bros. Studio Tour including accommodation for a new feature set, educational support facilities, revised parking layout including the provision of an additional 226 car parking spaces, extension of the internal link road, an external picnic area, a toilet block, revised landscape proposals and resiting of the cycle storage and refuse areas. for Warner Bros. Studios Leavesden.
No objection.
11. 13/1841/FUL Valid date: 22/10/2013
Highwood Hall Highwoodhall Lane Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Construction of a tennis court and fencing for Mr R Cooper.
No objection.