

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 4th December 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 Gloria Keaveny
Officers: Gail Kiely - Finance Officer

The meeting opened at 7:32 pm.

240. Apologies for absence

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

241. Declarations of interest

There were no declarations of interest.

242. Public participation

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

243. Planning Decisions from Three Rivers District Council

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

244. 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.

245. Three Rivers District Council - Planning Committee

Apologies were received from Councillor Martin Brooks as he was unable to attend the meeting.

246. Three Rivers Planning Committee

Members confirmed attendance at the above meetings on the forthcoming dates:-

12 th December 2013	Councillor Derryck Crocker
23 rd January 2014	Councillor Martin Brooks
20 th February 2014	Councillor Owen Roe
20 th March 2014	Councillor Gloria Keaveny

247. Consultations

- i. Watford Local Plan Part 2: Development Management Policies and Site Allocations.

Members discussed and noted that the exhibition at the “intu” centre in Watford was specifically related to Watford. Members were pleased that Watford put their Local Plan out for consultation as Abbots Langley is very much dependant on Watford for shopping and transport.

- ii. Canal and River Trust - South East Waterways Partnership - Strategic Waterway Plan - The Next Ten Years.

Members applauded their vision to use the canal as a leisure facility and that they have put forward their plan and wish them success.

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248. Hertfordshire County Council

Members considered the proposals by the County Council for bus stop upgrades to improve bus stop facilities at:

- i. High Street, Abbots Langley by Adrian House - Members have no objection and pleased for the upgrade to be noted
- ii. Langley Lane, Abbots Langley - Members have no objection and pleased for the upgrade to be noted

249. Highways and Transport Matters

- i. Members noted the temporary closing of Langleybury Lane from its junction with Fir Tree Hill north eastwards and north westwards to its junction with Old House Lane to enable highways maintenance works to take place, for approximately 5 days, sometime during the period 23rd December 2013 and 23rd June 2014.
- ii. Members noted the temporary closing of Old Mill Road and The Maltings, Hunton Bridge to enable highways maintenance works to take place, for approximately six weeks, sometime during the period 16th December 2013 and 16th June 2014.
- iii. Members noted the temporary closing of Water Lane, Kings Langley from its junction with Primrose Hill south westwards to its junction with Kingfisher Lure, except for access, to enable utility service works to take place, for approximately 12 days, sometime during the period 23rd December 2013 and 23rd June 2014.

The meeting closed at 9.10 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 4th December 2013

Appendix A1

1. **13/1475/FUL** ALPC meeting 28/08/2013

Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way
Abbots Langley Hertfordshire - Variation of condition 12 of planning permission
10/2230/OUT to allow increase in size of commercial units in mixed use centre up
to 400sqm for Bellway Homes (North London).

ALPC Comment: No objection.

TRDC Decision: Approved with conditions - see TRDC planning online for full
details.
2. **13/1709/FUL** ALPC meeting 09/10/2013

8 Woodlands Road Nash Mills Hemel Hempstead HP3 8RZ - First floor side and rear
extension for Mr G Johnson.

ALPC Comment: Members have concerns about the effect on the neighbouring
property of this two storey extension adjacent to the boundary.

TRDC Decision: Approved
3. **13/1720/FUL** ALPC meeting 09/10/2013

171 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Two storey and single
storey rear extension, insertion of a dormer to the front elevation and creation of
a raised patio to the rear with an undercroft for Mr T Warne.

ALPC Comment: No objection.

TRDC Decision: Approved
4. **13/1599/RSP** ALPC meeting 30/10/2013

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.

ALPC Comment: 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.

TRDC Decision: Approved with conditions - see TRDC planning on line for full
details.
5. **13/1823/FUL** ALPC meeting 30/10/2013

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.

ALPC Comment: 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.

TRDC Decision: Approved with conditions - see TRDC planning on line for full
details.

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6. 13/1873/FUL

ALPC meeting 30/10/2013

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.

ALPC Comment: 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.

TRDC Decision: Refused.

Reason: The proposed change of use from bakery (Class A1) to mixed use Class A3 and A5 would not enhance the vitality and viability of the Primary Shopping Frontage in Abbots Langley High Street. No satisfactory evidence has been provided to demonstrate that no retailers are likely to require the premises within a reasonable period of time. The proposal is therefore contrary to Saved Policy S1 of the Three Rivers Local Plan 1996-2011, Policy CP7 of the Core Strategy (adopted October 2011) and Policy SA4 of the Site Allocations Local Development Document (Proposed Submission Version).

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Planning applications considered on 4th December 2013

Appendix B1

1. 13/2088/FUL Valid date: 11/11/2013
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 no objection in principle but have concerns regarding obstruction to the footpath during alterations.
2. 13/2070/LBC Valid date: 11/11/2013
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 no objection in principle but have concerns regarding obstruction to the footpath during alterations.
3. 13/2098/FUL Valid date: 13/11/2013
18 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Alterations to roof to include extension to rear and side to allow first floor accommodation served by rooflights to front and side and Juliet balconies to rear and erection of canopy to front elevation. for Mr Gordon Kampta.
No objection.
4. 13/2068/FUL Valid date: 19/11/2013
103 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Two storey rear extension, single storey side extension, front extension and alterations to existing garage to include conversion to habitable accommodation and alterations to roof for Mr Peter Murphy.
Members have no objection but regret the loss of the garage.
5. 13/2141/FUL Valid date: 22/11/2013
18 Lauderdale Road Hunton Bridge Kings Langley WD4 8QB - Outbuilding for domestic purposes ancillary to main dwelling for Mr K Metcalfe.
No objection.
6. 13/2181/FUL Valid date: 25/11/2013
28 Sunderland Grove Leavesden Watford WD25 7GL - Conversion of garage into habitable accommodation for Mrs Chloe Simeone.
Members have no objection but regret the loss of the garage and feel the new windows should match the existing windows.
7. 13/2066/FUL Valid date: 11/11/2013
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Full planning permission for the construction of a new permanent sound stage with associated parking and hard landscape work and temporary (18 months) construction access on to South Way. for Warner Bros. Studios Leavesden.
Members have no objection but are concerned that considering the amount of construction traffic from the existing housing development, this proposal will put increased demand on South Way.