

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 5<sup>th</sup> February 2014 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major  
Vice-Chairman: Councillor Owen Roe  
Councillors: Councillor Jean Bowman  
Councillor Derryck Croker

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **313. Apologies for absence**

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

### **314. Declarations of interest**

Councillor Owen Roe declared a personal interest in planning application 14/0900/RSP, 29 Manor House Gardens, as the applicants are close friends.

### **315. Public participation**

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

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

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

### **317. 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.

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

Councillor David Major reported on the meeting held on 23<sup>rd</sup> January 2014:

- i. 13/2246/FUL - Erection of toilet block, West Hertfordshire Crematorium - approved with additional landscape conditions.
- ii. 13/2256/FUL - Use of land for stationing caravans for 3 residential gypsy pitches/hardstanding and utility/dayrooms - approved with updated plan in condition 2 for limited period of 3 years.

### **319. Consultations**

#### M25 Widening Junctions 16 to 23

Members discussed the above consultation one year after whole scheme opening. They agreed the traffic flow on at J19 was improved but not solved; J20 required lane markings to be repainted; questioned why piling had been painted in some areas of the motorway but not these sections and that the noise levels had increased at Bedmond.

#### Hertfordshire Waste Site Allocations

Members noted the modifications to the County Council's Waste Site Allocations Document and agreed they had no further comments to submit.

The meeting closed at 8.40 pm.

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

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

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Planning applications decided by Three Rivers District Council  
Reported on 5<sup>th</sup> February 2014

Appendix A1

1. 13/1924/FUL ALPC meeting 30/10/2013

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.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
2. 13/2141/FUL ALPC meeting 04/12/2013

18 Lauderdale Road Hunton Bridge Kings Langley WD4 8QB - Outbuilding for domestic purposes ancillary to main dwelling for Mr K Metcalfe.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
3. 13/2181/FUL ALPC meeting 04/12/2013

28 Sunderland Grove Leavesden Watford WD25 7GL - Conversion of garage into habitable accommodation for Mrs Chloe Simeone.

**ALPC Comment:** Members have no objection but regret the loss of the garage and feel the new windows should match the existing windows.

**TRDC Decision:** Approved
4. 13/2206/FUL ALPC meeting 18/12/2013

65 Summerhouse Way Abbots Langley Hertfordshire WD5 0DX - Demolition of existing lean to and erection of single storey rear extension for Mr T Glascock.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
5. 13/2154/FUL ALPC meeting 18/12/2013

86 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HD - Two storey side and rear extension and single storey rear extension for Mr Z Saad.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
6. 13/2160/FUL ALPC meeting 18/12/2013

14 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Demolition of existing garage and erection of detached garage with roofspace to be used as an office. for Mr Jon Tankard.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

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**7. 13/2246/FUL**

ALPC meeting 15/01/2014

West Hertfordshire Crematorium High Elms Lane Watford WD25 0JS - Erection of a detached toilet block in existing car park for West Herts Crematorium Joint Committee.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved with additional Landscape Conditions relating to Construction Method and Method Statement.

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### Planning applications considered on 5<sup>th</sup> February 2014

#### Appendix B1

1. 13/2394/FUL Valid date: 08/01/2014  
Francis Combe Academy Horseshoe Lane Watford Abbots Langley Hertfordshire WD25 7HW - Temporary retention of containers used for motorbike storage, workshop, kitchen, classroom and W/C to serve a community project for Mr P Legrove.  
**No objection.**
2. 14/0011/FUL Valid date: 20/01/2014  
5 St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Demolition of existing conservatory and erection of single storey rear extension, single storey front infill extension, conversion of garage into habitable accommodation and alterations to fenestration for Mr D Rogers.  
**Members have no objection to the rear extension, however, as the property falls within the conservation area they do have concerns that the front infill would detract from the appearance of the whole block of four houses, but as some alterations have already been made to other properties, there are no real grounds for objection.**
3. 14/0037/FUL Valid date: 21/01/2014  
The Old Farm House Home Park Farm Station Road Kings Langley Hertfordshire WD4 8LN - Erection of a shed within front garden for Mr A Oliver.  
**No objection.**
4. 14/0089/FUL Valid date: 22/01/2014  
21 Broomfield Rise Abbots Langley Hertfordshire WD5 0HJ - Single storey side and front extension with storm porch to front for Mr J Mundy.  
**No objection.**
5. 14/0110/FUL Valid date: 21/01/2014  
Barn Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Conversion of existing barn to dwellinghouse with single storey side extension, landscaping, parking and associated works for Countryfile Limited.  
**Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.**
6. 14/0090/FUL Valid date: 23/01/2014  
29 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Demolition of existing conservatory and erection of single storey rear extension, conversion of garage to habitable room and formation of raised patio at rear with screening and alterations to roof of existing extension (amendment to planning permission 13/0018/FUL) for Mr And Mrs G Johnson.  
**No objection but members expressed concerns about the loss of the garage.**
7. 14/0096/FUL Valid date: 24/01/2014  
4 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Two storey and single storey rear extension and conversion of garage to living accommodation to include front bay window for Mr C Halcomb.  
**No objection but members expressed concerns about the loss of the garage.**

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8. 14/0099/FUL

Valid date: 24/01/2014

17 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Single storey front extension, alterations to roof of existing side extension and conversion of garage into habitable accommodation for Mr J Blowey.

**Members are concerned about the possible loss of light to the neighbouring property and regret the loss of the garage.**

9. 14/0133/FUL

Valid date: 27/01/2014

19 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - First floor side extension and part single storey and part two storey rear extension for Mr Stephen Brooks.

**Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.**