

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 27th August 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 Gloria Keaveny

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

149. Apologies for absence

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

150. Declarations of interest

As a member of Three Rivers District Council, Councillor David Major declared an interest in agenda item 14 of appendix B1 - planning application 14/1549/FUL and took no part in the discussion on this item. Councillor Jean Bowman declared an interest in agenda item 1 of appendix B1 - planning application 14/1432/FUL, as the applicant is a family friend and took no part on the discussion on this item.

151. Public participation

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

152. Planning Decisions from Three Rivers District Council

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

153. 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.

154. Three Rivers District Council - Planning Committee

Councillor Jean Bowman attended the meeting on 14th August and reported on planning applications:

14/1168/FUL - Boundary Way - Deferred for officer discussions with applicant on points raised by Members and to provide additional information and clarification in the report when returned to September committee.

14/1180/ADV - Triple sided and single sided notice boards, Abbots Langley High Street - Approved with conditions.

155. Safety Camera - Station Road

Members discussed the proposal to install two bollards on the footway to protect the safety camera opposite Kings Langley railway station. They had nothing to add to the proposed letter being sent to local residents, by Hertfordshire Safety Camera Partnership, but were concerned that the bollards should not obstruct the footway, especially for wheelchair users and pushchairs.

156. Highways and Transport Matters

Members noted the following temporary road closures within the Parish:

- i. Harthall Lane, Abbots Langley.
- ii. A41 Gadeside, Leavesden/A41 North Western Avenue, Watford.

The meeting closed at 9.42 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 27th August 2014

Appendix A1

1. 14/1153/FUL ALPC meeting 16/07/2014

17 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP - Part conversion of existing garage to habitable room and construction of first floor side and rear extension and two storey front and rear extensions for Mr Paul Crawley.

ALPC Comment: No objections.

TRDC Decision: Approved
2. 14/1216/FUL ALPC meeting 16/07/2014

83 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey rear extension for Mr And Mrs A Lomas.

ALPC Comment: Members do not object to the full planning application but note that together with pending application 14/1218/CLPD for a loft conversion including hip to gable extension, rear dormer and rooflights to front, this constitutes a rather large development.

TRDC Decision: Approved
3. 14/1156/FUL ALPC meeting 16/07/2014

5 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA - Alterations to garage, including reduction in width of existing double garage, replacement of garage doors with single garage door and raised replacement roof to garage and front porch extension including pitched roof over existing front bay for Mr Nick Schutt.

ALPC Comment: No objections.

TRDC Decision: Approved
4. 14/1254/FUL ALPC meeting 16/07/2014

12 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Demolition of existing conservatory and construction of replacement single storey rear extension for Mr Richard Jackman.

ALPC Comment: No objections.

TRDC Decision: Approved
5. 14/1195/FUL ALPC meeting 16/07/2014

119 Toms Lane Kings Langley Hertfordshire WD4 8NP - Single storey rear extension for Mr And Mrs Connew.

ALPC Comment: No objections, however Members are concerned that this proposed extension in addition to that previously permitted under 07/1704/FUL will create a large increase in the footprint of the original building.

TRDC Decision: Approved
6. 14/1180/ADV ALPC meeting 06/08/2014

High Street At Junctions With Abbots Road And Langley Road Abbots Langley Hertfordshire - Erection of non-illuminated triple sided notice board and single notice board along the High Street for Abbots Langley Parish Council.

ALPC Comment: Noted.

TRDC Decision: Approved

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Planning applications considered on 27th August 2014

Appendix B1

1. 14/1432/FUL Valid date: 29/07/2014
8A, 8B And Parkview Bucknalls Close Watford WD25 9NB - Demolition of 8A and 8B Bucknalls Close and construction of two and three storey front, side and rear extensions to Parkview and conversion of three existing flats to provide one House of Multiple Occupation (HMOs) for 6 people and creation of two 4 bed HMO's and extension to existing flats for Mr J K Rudkin.
No objections.
2. 14/1324/FUL Valid date: 31/07/2014
7 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Single storey rear extension and first floor side and rear extension for Mr Gary Duke-Cohan.
Members feel they have no grounds to object but do have concerns regarding loss of privacy for neighbouring properties.
3. 14/1251/FUL Valid date: 24/07/2014
10 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Demolition of existing conservatory and erection of single storey rear/side extension to accommodate staff room and treatment room for Mr Edward Buckwald.
Members expressed concerns about overdevelopment of this row of small cottages within the conservation area.
4. 14/1459/FUL Valid date: 30/07/2014
Land Adjacent To 35 Hunters Lane Watford WD25 7BA - Erection of detached 3 bedroom dwelling with associated access, driveway and landscaping and alterations to existing dwelling including demolition of attached garage for Mr & Mrs J Corcoran.
Members object to this cramped development which will create a terracing effect. They have concerns regarding the safety of the access/egress on the bend in the road; the gravel surface of the drive/parking area and the loss of the garage.
5. 14/1418/FUL Valid date: 30/07/2014
195 Abbots Road Abbots Langley Hertfordshire WD5 0BN - First floor rear extension, replacement front porch canopy, internal alterations and alterations to fenestration for Mr Daniel Parsons.
Members have no grounds to object.
6. 14/1479/FUL Valid date: 28/07/2014
18 Hunton Bridge Hill Hunton Bridge Kings Langley WD4 8PU - Erection of three new detached houses with accommodation in the roof space each with private garden, shared central courtyard and detached outbuildings and creation of new vehicular access to allow for a new driveway and access from Hunton Bridge Hill for Mr Jon Gomme.
Members object to this application which is out of keeping and an overdevelopment of this plot. They have concerns with regard to the safety of the access onto the busy road and the arrangements for storage and collection of refuse. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.
7. 14/1470/FUL Valid date: 06/08/2014
64 The Crescent Abbots Langley Hertfordshire WD5 0DS - Proposed single storey side and rear extension and conversion of garage into habitable accommodation for Mr & Mrs Cresswell.

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Members have concerns about the dormer in the roof extending to the party wall and also the loss of the garage on this congested road.

8. 14/1484/FUL Valid date: 05/08/2014
4 Water Lane Kings Langley Hertfordshire WD4 8HN - Single storey side/rear extension, front bay projection, creation of second floor level including new roof with raise in eaves and ridge height, front and rear gable ends and side rooflights and Juliet balcony to rear for Mr L Egan.
No objections.
9. 14/1486/RSP Valid date: 11/08/2014
Highwood Equestrian Highwoodhall Lane Pimlico Hertfordshire - Retrospective: Change of use to livery yard for Mrs Lynne Cooper.
Members note the change of use falls within the green belt and have concerns about the increase in traffic and access onto Bedmond Road.
10. 14/1327/FUL Valid date: 11/08/2014
70 Upper Highway Abbots Langley Hertfordshire WD5 0JE - Single storey side and rear extension for Mr Steve Hynes.
No objections.
11. 14/1511/FUL Valid date: 13/08/2014
42 Toms Lane Kings Langley Hertfordshire WD4 8NB - Single storey rear extension, loft conversion including rear dormer and alterations to fenestration for Mr Adrian Spanna.
No objections.
12. 14/1503/FUL Valid date: 15/08/2014
61 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey side and rear extension. for Mr Paul Johnson.
No objections but Members are concerned about possible loss of light to the neighbouring properties and also the loss of the garage.
13. 14/1542/FUL Valid date: 07/08/2014
Gade Ridge Harthall Lane Kings Langley Hertfordshire WD4 8JN - Demolition of existing side extension and construction of two storey side and rear extension for Mr Stuart Smith.
No objections providing the new extension does not exceed the 40% increase in the original footprint of the building.
14. 14/1549/FUL Valid date: 18/08/2014
The Horsefield South Way Abbots Langley Hertfordshire - Change of use from agricultural land to public open space, creation of vehicle entrance onto Furtherfield for maintenance vehicles and creation of two pedestrian entrances for Three Rivers District Council.
No objections.

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Planning applications considered on 27th August 2014

Appendix B2

1. 14/1501/RSP

Valid date: 19/08/2014

Brandon Frost Ltd, Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - Part Retrospective: Demolition of existing two storey office and construction of new single storey office building, installation of new electric gate and side pedestrian access, resurfacing of the drive and removal of two existing garages for Mr Anthony Moss.

No objections providing the S106 agreement is complete and the additional condition regarding lighting is added.

