

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 8<sup>th</sup> October 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  
Councillor Gloria Keaveny

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

**185. Apologies for absence**

There were no apologies for absence.

**186. Declarations of interest**

There were no declarations of interest.

**187. Public participation**

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

**188. Planning Decisions from Three Rivers District Council**

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

**189. 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.

**190. Three Rivers District Council - Planning Committee**

Councillor Owen Roe attended the meeting on 18th September and reported on planning applications:

14/1168/FUL - Boundary Way - Approved subject to conditions.

14/1479/FUL - 18 Hunton Bridge Hill - Refused in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990.

14/1501/RSP - Beck House, 70B Station Road, Kings Langley - Deferred for clarification of boundary issues.

**191. Hertfordshire County Council - Three Rivers Highways Liaison Meeting**

It was agreed that Councillor Jean Bowman would attend the next meeting on Tuesday 4th November 2014.

**192. Highways and Transport Matters**

Members noted the following temporary road closures within the Parish:

- i. Hyde Lane, Nash Mills.
- ii. Harthall Lane, Abbots Langley.

The meeting closed at 9.10 pm.

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

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

Planning applications decided by Three Rivers District Council  
Reported on 8<sup>th</sup> October 2014

Appendix A1

1. 14/0974/OUT ALPC meeting 16/07/2014  
South Bend Station Road Kings Langley Hertfordshire WD4 8LL - Outline Application: Demolition of existing dwelling and building on the site removal of mobile home and cessation of commercial uses and construction of 30 bedroom motel (all matters reserved) for Mr E Putman.  
**ALPC Comment:** Members support this proposal providing the police and fire protection department's concerns are met. Despite being in the green belt, Members feel there is a need for this type of development in this particular area.  
**TRDC Decision:** Refused  
**Reason:** See TRDC website for full details of refusal.
2. 14/1168/FUL ALPC meeting 16/07/2014  
Boundary Way Combined Site Abbots Langley Hertfordshire - Demolition of 24 flats, shop and community building and removal of garages and creation of 56 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking, landscaping and alterations to main carriageway for Watford Community Housing Trust.  
**ALPC Comment:** Whilst the improvements to some aspects of the original plans are welcomed, in particular the removal of the open landings/walkways on site B, Members still object to this application on the following grounds:- \* Overdevelopment. \* Insufficient parking. \* Loss of garages. \* Access problems in some areas for emergency vehicles. \* Overlooking issues creating loss of privacy. \* Inadequate open spaces/green areas. \* Lack of external amenity space in area C1 in particular. The Committee consider this application to be overdevelopment on an already cramped site.  
**TRDC Decision:** Approved
3. 14/1269/FUL ALPC meeting 06/08/2014  
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 rear and erection of canopy to front elevation for Mr Gordon Kampta.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposed alterations to the roof, by reason of the excessive width, depth, scale, bulk and massing would result in disproportionate additions over and above the original building and create a prominent addition relative to the existing building. There would be encroachment of built form into the Green Belt at first floor level and the development would have an adverse impact on the openness of the Metropolitan Green Belt. The development would be an inappropriate form of development within the Metropolitan Green Belt and would result in harm to the openness of the Green Belt. No very special circumstances exist to outweigh the harm of the development to the openness of the Green Belt. As such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).
4. 14/1434/FUL ALPC meeting 06/08/2014  
9 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey side and rear extension for Mrs Lucy Bishop.

## Abbots Langley Parish Council

**ALPC Comment:** Members remain concerned about possible loss of light for neighbours and would encourage a resited replacement tree.

**TRDC Decision:** Approved

5. 14/1432/FUL ALPC meeting 27/08/2014  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 14/1251/FUL ALPC meeting 27/08/2014  
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.  
**ALPC Comment:** Members expressed concerns about overdevelopment of this row of small cottages within the conservation area.  
**TRDC Decision:** Approved
7. 14/1479/FUL ALPC meeting 27/08/2014  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Refused  
**Reason:** See TRDC website for full details of refusal.
8. 14/1470/FUL ALPC meeting 27/08/2014  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved
9. 14/1484/FUL ALPC meeting 27/08/2014  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 14/1327/FUL ALPC meeting 27/08/2014  
70 Upper Highway Abbots Langley Hertfordshire WD5 0JE - Single storey side and rear extension for Mr Steve Hynes.

**Abbots Langley Parish Council**

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**11. 14/1511/FUL** ALPC meeting 27/08/2014

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**12. 14/1503/FUL** ALPC meeting 27/08/2014

61 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey side and rear extension. for Mr Paul Johnson.

**ALPC Comment:** No objections but Members are concerned about possible loss of light to the neighbouring properties and also the loss of the garage.

**TRDC Decision:** Approved

**13. 14/1542/FUL** ALPC meeting 27/08/2014

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.

**ALPC Comment:** No objections providing the new extension does not exceed the 40% increase in the original footprint of the building.

**TRDC Decision:** Approved

Abbots Langley Parish Council

Planning applications considered on 8<sup>th</sup> October 2014

Appendix B1

1. 14/1717/FUL Valid date: 09/09/2014  
3 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mrs Lara Viner.  
**No objections.**
2. 14/1720/RSP Valid date: 09/09/2014  
35 Royce Grove Leavesden Watford Hertfordshire WD25 7GB - Part Retrospective: Single storey side extension and conversion of garage to habitable accommodation and single storey rear extension for Mr Barry Robinson.  
**No objections.**
3. 14/1691/FUL Valid date: 09/09/2014  
Kings House Business Centre Station Road Kings Langley Hertfordshire WD4 8LZ - Alterations to external plant room to create storage and kitchen manager's office; demolition of the existing external smokers shelter and construction of a new glazed walkway connecting converted plant room to canteen; and alterations to land levels and landscaping for Fraser Investment Holdings.  
**Members have no objections on planning grounds but realise there may be legal issues regarding land ownership and boundaries.**
4. 14/1600/FUL Valid date: 15/09/2014  
3 Long Elms Abbots Langley Hertfordshire WD5 0JS - Demolition of existing side extension and construction of single storey side and rear single extension with a front bay window for Mr and Mrs Shayler.  
**No objections but Members expressed concerns about the loss of the garage on this congested road.**
5. 14/1391/FUL Valid date: 16/09/2014  
84 Wharf Way Hunton Bridge Kings Langley WD4 8FN - Construction of outbuilding for Mr Shaun Reilly.  
**No objections.**
6. 14/1749/FUL Valid date: 16/09/2014  
Shaffords Knoll Farm Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RT - Two storey rear extensions, first floor extension and replacement roof to include dormer windows to front and rear for Mrs Ivy Kennealy.  
**No objections.**
7. 14/1661/FUL Valid date: 17/09/2014  
Little Lily Toms Lane Kings Langley Hertfordshire WD4 8NJ - Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking for Mr John Wall-Cash.  
**No objections providing permission is granted for a temporary period of five years. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.**
8. 14/1775/FUL Valid date: 18/09/2014  
2 Hazelgrove Cottages Kindersley Way Abbots Langley Hertfordshire WD5 0DJ - Two storey side extension; part single, part two storey rear extension and front porch for Mr G Hazell.  
**No objections.**

Abbots Langley Parish Council

9. 14/1839/FUL Valid date: 19/09/2014  
10 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Demolition of existing garage and construction of two storey side extension and single storey front and side extension for Mr Stephen Davis.  
**Members have no planning objections but note the concerns of neighbours regarding possible loss of light.**
10. 14/1758/FUL Valid date: 19/09/2014  
12 Dellmeadow Abbots Langley Hertfordshire WD5 0BA - Conversion of garage to habitable accommodation for Mrs Rebecca Noori.  
**No objections.**
11. 14/1761/FUL Valid date: 23/09/2014  
15 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Conversion of garage to habitable accommodation and extension to hardstanding for Ms Amy Toms.  
**Members are concerned that if the proposal is to be a commercial venture then planning permission should be applied for and visitor parking requirements taken into consideration. The new driveway should be constructed using a permeable material. Members also regret the loss of the garage.**
12. 14/1831/FUL Valid date: 22/09/2014  
Leavesden Studios Warner Drive Leavesden Watford WD25 7LP - Variation of Condition 2 (Plans) of planning permission 12/0344/FUL to amend the existing parking layout to increase staff parking provision by 78 spaces and provide additional landscape planting for Warner Bros. Studios Leavesden.  
**No objections providing the new spaces are only used as staff parking. Members would like some of the existing trees retained as screening together with the proposed new lower level landscaping.**
13. 14/1840/FUL Valid date: 29/09/2014  
56 Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Demolition of existing garage and construction of single storey side and rear extension, demolition of porch, removal of timber cladding and render to area of existing timber cladding for Mr Toby Henderson.  
**No objections.**
14. 14/1746/FUL Valid date: 29/09/2014  
Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Demolition of existing barn and outbuildings and replacement with two storey dwelling. Demolition of existing bungalow and erection of detached 3-bay garage. Alteration to existing access and creation of additional new access for Mr L. Uggla.  
**No objections.**