

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 29th April 2015 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.

443. Apologies for absence

There were no apologies for absence.

444. Declarations of interest

Councillor Owen Roe declared an interest in agenda item 1 of appendix B1 - planning application 15/0679/FUL, as a close friend.

445. Public participation

Two members of the public attended the meeting and Mr Johnson signed in to speak on Item 1, Appendix B1, planning application 15/0679/FUL.

446. Planning Decisions from Three Rivers District Council

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

447. 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 invited Mr Johnson to speak against application 15/0679/FUL - 25 and 27 Manor House Gardens, Abbots Langley. Mr Johnson, who lives in the neighbouring property, explained his objections to the proposed, large, two storey rear extension which would result in overshadowing and significant loss of light to his main living area and patio. Members then discussed the application and agreed their comments to be submitted, requesting referral to Three Rivers Planning Committee. The members of the public then left the meeting.

448. Highways and Transport Matters

Members noted the following temporary road closures within the Parish to enable highways maintenance works to take place:

- i. Popes Road, Abbots Langley
- ii. Railway Terrace, Abbots Langley
- iii. Station Road, Kings Langley
- iv. Langleybury Lane cul-de-sac, Langleybury
- v. Bedmond Road, Abbots Langley/High Street and Church Hill, Bedmond from its junction with Tibbs Hill Road northwards to its junction with Bedmond Road.

449. Appeals

Members noted the appeal against the refusal of planning permission 14/0974/OUT - South Bend, Station Road, Kings Langley - 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.

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The meeting closed at 9.48 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 29th April 2015

Appendix A1

1. **15/0019/FUL** ALPC meeting 04/02/2015

4 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Loft conversion including increase in ridge height and insertion of porch and rear dormers for Mr I Mitev.

ALPC Comment: Members have concerns regarding the height of this proposal in the green belt and the potential for the neighbouring properties to be overlooked.

TRDC Decision: Refused

Reason: The development, by reason of the increase in ridge and eaves height, bulk, massing and design, would result in a form of development that would be prominent within the landscape which would be harmful to the openness of the Metropolitan Green Belt and would be detrimental to the visual amenities of the street scene. Furthermore, the size and scale of the development would result in a development disproportionate in size to the original dwelling resulting in an inappropriate form of development within the Metropolitan Green Belt. No very special circumstances exist, as such the proposal is contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) of the NPPF.
2. **15/0215/FUL** ALPC meeting 25/02/2015

77 Royce Grove Leavesden Hertfordshire WD25 7GB - Single storey rear extension for Mr K Crawford.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **15/0280/FUL** ALPC meeting 25/02/2015

212 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Part single, part two storey rear extension and addition of first floor flank window (amendment to planning permission 14/0636/FUL) for Mr James Rouse.

ALPC Comment: No objections.

TRDC Decision: Approved
4. **15/0240/FUL** ALPC meeting 25/02/2015

67 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Construction of two storey side and rear extension with Juliet balcony and single storey front and rear extensions for Mr Phil Pope.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **15/0172/FUL** ALPC meeting 18/03/2015

89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension to include basement extension, first floor side bay window projection and raised terrace to rear (amendment to planning permission 14/0526/FUL to include extension to basement and raised rear terrace) for Mr R Coulson.

ALPC Comment: No objections.

TRDC Decision: Approved

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6. 15/0308/FUL ALPC meeting 18/03/2015
6 Burbridge Road Leavesden Hertfordshire WD25 7NA - Single storey rear extension for Mr Steve Tookey.
ALPC Comment: Members have no grounds to object but feel the proposed extension is inappropriate for this property on a brand new development.
TRDC Decision: Approved
7. 15/0324/FUL ALPC meeting 18/03/2015
12 Hyde Lane Nash Mills Hertfordshire HP3 8RY - Two storey side and single storey front extension for Mr J Yates.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 15/0236/FUL ALPC meeting 18/03/2015
38 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Part single and part two storey rear extension, single storey side extension and part conversion of existing garage to habitable room for Mr A Collyer.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 15/0396/FUL ALPC meeting 18/03/2015
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.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 15/0440/RSP ALPC meeting 18/03/2015
Ruslins Hamilton Road Hunton Bridge Hertfordshire WD4 8PZ - Part Retrospective: Single storey front extension and alterations to garage roof including raising of ridge and front and rear dormers to create first floor accommodation; amendment to planning permission 14/2059/FUL to include partial garage conversion, alteration to floor levels and larger rear dormer for Mr & Mrs S Pattison.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 15/0437/FUL ALPC meeting 18/03/2015
20 Trident Road Leavesden Watford Hertfordshire WD25 7AN - Loft conversion including rooflights to front and rear roofslopes and side window for Mr David Parker.
ALPC Comment: Members feel this proposed loft conversion is out of keeping with the surrounding properties but otherwise have no objections.
TRDC Decision: Approved
12. 15/0555/PDND ALPC meeting 08/04/2015
Clubhouse Leavesden Country Park North College Road Abbots Langley Hertfordshire - Prior Notification of Demolition: Demolition of an existing single storey building for Mr S Sapsford.
ALPC Comment: Members have no objections to the demolition.
TRDC Decision: Approved

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Planning applications considered on 29th April 2015

Appendix B1

1. 15/0679/FUL Valid date: 01/04/2015
25 And 27 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Two storey rear extensions to No's 25 and 27 Manor House Gardens for Mr Phil Laing and Mr Andrew Mitchell.
Members object to this proposed two storey extension which they feel projects too far from the existing rear wall of the property resulting in overshadowing and significant loss of light to the main living area of the neighbouring property number 29. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
2. 15/0569/FUL Valid date: 01/04/2015
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Infill extension of existing porch and construction of canopy porch for Ms J Fairfield.
Members have no objections to a porch but feel this proposal is excessively deep and projects too far beyond the current building line.
3. 15/0589/FUL Valid date: 31/03/2015
1-31 Tanners Wood Court Oak Green Abbots Langley Hertfordshire WD5 0PW - Replacement windows for Thrive Homes.
No objections providing the replacement frames are brown in colour to match those existing.
4. 15/0670/FUL Valid date: 08/04/2015
Unit 6 Kingley Park Station Road Kings Langley Hertfordshire WD4 8GW - Erection of steel storage shed to front yard for Projects and Print.
No objections.
5. 15/0699/FUL Valid date: 07/04/2015
44 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Construction of single storey rear extension and two storey side/rear extension with Juliet balcony to rear for Mrs Sarah Oreilly.
No objections, however Members regret the loss of the garage.
6. 15/0592/FUL Valid date: 07/04/2015
1 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey rear extension, addition of door to front porch, conversion of garage into gym/playroom and addition of trellis to garden wall for Mr Dipak Kotecha.
No objections providing there is a condition that the brick wall remains at it's existing height and is not increased at a later date. Members regret the loss of the garage.
7. 15/0708/RSP Valid date: 07/04/2015
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Retrospective: Window details for Mr Lewis.
Members expressed concerns that this is yet another retrospective application for amendments to previous plans for alterations to the original bungalow which is now unrecognisable, out of character and unsympathetic with the area.

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8. 15/0603/RSP Valid date: 08/04/2015
26 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective:
Single storey rear extension for Mr Anthony Watling.
Members have no grounds to object.
9. 15/0675/FUL Valid date: 09/04/2015
Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN -
Continued use for hotel training and conference centre purposes. Surfacing
landscaping of existing overflow car parking area. Extension to Hazelwood dining
meeting room. Minor access and entrance drive alterations. for Principal-Hayley.
**Members have no objections providing the car parking area is finished with a
suitable quiet surface and not gravel.**
10. 15/0656/FUL Valid date: 09/04/2015
Shafford Cottages Lower Road Nash Mills Hertfordshire HP3 8RT - Two storey front
infill extension and single storey rear extension for Mrs Natasha Wilmot.
No objections.
11. 15/0718/FUL Valid date: 10/04/2015
85 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Demolition of
existing conservatory and garage, construction of two storey side extension and
single storey front and rear extension for Mr Mark Wallace.
Members regret the loss of the garage.
12. 15/0744/FUL Valid date: 16/04/2015
Warner Bros. Studios Leavesden Warner Drive Leavesden Hertfordshire WD25 7LP -
Application for the operation of hospitality events at the Warner Bros. Studio Tour
London until 23.00 on any given day and until 00.00 (midnight) on 24 occasions
during a calendar year for Warner Bros. Studios Leavesden.
**Members object to this application with regard to the movement of traffic,
noise and light spillage in a residential area in the late evening.**
13. 15/0590/ADV Valid date: 14/04/2015
The Co-Operative Food 7 Cunningham Way Leavesden Hertfordshire WD25 7NG -
Erection of internally and externally illuminated signage for Mr David Bowels.
No objections.
14. 15/0731/CLED Valid date: 16/04/2015
High Herts Farm Riding School Bedmond Road Pimlico Pimlico/Hemel Hempstead
Hertfordshire HP3 8SJ - Certificate of Lawfulness Existing Use: Use of flat above
the stables for residential purposes ancillary to the High Herts Riding School for
Mrs Anfisa Ershova.
**No objections, but Members request that the permission for residential use is
tied to the stables business and for staff use only.**
15. 15/0776/FUL Valid date: 17/04/2015
High Elms Cottages 6 Woodside Road Abbots Langley Hertfordshire WD25 0LA - Part
single storey, part two storey rear extension, single storey side porch extension
and alterations to frontage to create on-site parking provision and creation of new
vehicular access for Mr Narayan Koimuttam.
No objections.

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16. 15/0734/FUL

Valid date: 17/04/2015

6 Lysander Way Abbots Langley Hertfordshire WD5 0TN - Single storey rear extension and replacement window and doors for Miss R Karia.

Members would prefer brown windows in line with the prevailing street scene and style of property.

17. 15/0630/FUL

Valid date: 21/04/2015

High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate six residential park homes for Haulfryn Group Ltd.

Members have concerns about the loss of parking for existing residents and visitors.

18. 15/0811/LBC

Valid date: 22/04/2015

Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Listed Building Consent: Demolition of existing modern conservatory extension and construction of extension to Hazelwood dining/meeting room for Principal Hayley.

Members have no objections providing the car parking area is finished with a suitable quiet surface and not gravel.