

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

17th April 2013

To Members of the Planning and Highways Committee

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 24th April 2013 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

AGENDA

1. **Apologies for Absence**
To receive and accept apologies for absence.
2. **Declarations of Interest**
To receive declarations of interest in items on the agenda.
3. **Public Participation**
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. **Planning Decisions from Three Rivers District Council**
To receive a report of recent decisions as listed in Appendix A1.
5. **Planning Applications as received from Three Rivers District Council**
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. **Three Rivers District Council - Planning Committee**
To receive a report on the meeting held on 18th April 2013.
7. **Three Rivers Planning Committee**
To confirm members attendance at the above meetings. Forthcoming dates: -23rd May; 20th June; 18th July and 15th August 2013.
8. **Highways and Transport Matters**
To note the Order by Hertfordshire County Council to prohibit all traffic from using that length of East Lane, Bedmond from its junction with High Street south eastwards for approximately 592 metres, to enable the installation of new electricity cables. The section of road will be closed between 8.00am and 4.00pm (Mondays to Sundays inclusive) for approximately 28 days during the period 29th April to 26th May 2013.
9. **Appeals**
To note the appeal against refusal of planning permission: 6 Hilltop Road, Kings Langley - Roof alterations including raise in ridge height and front and rear dormer windows to create two storey dwelling, demolition of existing garage and erection of single storey side extension, new roof to existing lounge, front roof canopy, alterations to conservatory to rear, installation of new 1.8m high gate and fence to side of dwelling - 12/2038/FUL. DoE Appeal ref: APP/P1940/D/13/2194812.

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Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 24th April 2013

Appendix A1

1. 13/0204/FUL ALPC meeting 27/02/2013

50 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Erection of two semi-detached houses and one detached dwelling including basement with parking and associated works for Ms Sarah Murray.

ALPC Comment: Despite permission being given to the earlier application 11/2633/FUL members still object to this contrived and cramped backland development. They are concerned that providing second floor loft rooms must not increase the height and that the roof windows will not overlook the adjoining properties.

TRDC Decision: Refused.

Reason: The proposed development would result in an increase in demand for Affordable Housing in the area. There is currently a shortage of Affordable Housing provision within the district. In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 the proposed development would exacerbate the situation and fail to address this need thus failing to meet the requirements of Policies CP4 and CP8 of the Core Strategy (adopted October 2011) and the Affordable Housing SPD.
2. 13/0205/FUL ALPC meeting 27/02/2013

63 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Single storey front and side garage extension, rear extension, conversion of existing garage to habitable accommodation, alterations to existing side extension walls and roof for Mr Warren Surin.

ALPC Comment: No objection.

TRDC Decision: Approved.
3. 13/0189/FUL ALPC meeting 27/02/2013

Waterdell Farm Cottage Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GW - Demolition of existing unstable roadside wall and construction of a new block construction wall with boarded timber panel fence to outside for Miss E A Wilcox.

ALPC Comment: As this property falls within the green belt members would prefer the wall to be rebuilt using the existing bricks where possible and not the boarded timber panel fence proposed.

TRDC Decision: Approved.
4. 13/0191/FUL ALPC meeting 27/02/2013

198 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Two storey and single storey rear extension and replacement of flat roof to existing single storey rear extension with new shallow pitched roof for Mr Richard Gabriel.

ALPC Comment: No objection.

TRDC Decision: Approved.
5. 13/0468/FUL ALPC meeting 10/04/2013

19 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Conversion of garage to habitable accommodation for Mr Stephen Brooks.

ALPC Comment: No objection.

TRDC Decision: Approved

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Planning applications to be considered on 24th April 2013

Appendix B1

1. **13/0555/AOD** Valid date: 09/04/2013
Phase 3, Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 3 of the Leavesden Park scheme to provide 87 residential dwellings (30 to be affordable homes), hard and soft landscaping, new open space and associated highways and infrastructure works for Bellway Homes (North London).

2. **13/0558/AOD** Valid date: 09/04/2013
Phase 4, Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 4 of the Leavesden Park scheme to provide 113 residential dwellings (39 to be affordable homes), 1175.88sqm of flexible commercial floorspace (Use Classes A1, A2, A3, A5 and D1), hard and soft landscaping and associated highways and infrastructure works for Bellway Homes (North London).

3. **13/0627/ADV** Valid date: 05/04/2013
Advertisement Consent: Signage associated with proposed Bovis Homes sales complex for Phase 2 - Development Site At Junction With Langley Lane And Aerodrome Way South Way Abbots Langley for Bovis Homes Ltd.

4. **13/0545/FUL** Valid date: 12/04/2013
30 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Erection of additional detached two storey dwellinghouse with integral garage, associated landscaping with new vehicular access and parking area and replacement tree to front for Mr S Coleman.

5. **13/0645/FUL** Valid date: 09/04/2013
26 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Single storey rear extension for Mr & Mrs John McDermott.