

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

24th October 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 30th October 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. **Budget 2014-2015**
To consider the budget proposals for which this committee has responsibility.
7. **Consultations**
Following examination of Hertfordshire County Council's new guidance on "Setting Local Speed Limits", to consider if the committee, on behalf of the Parish Council, wishes to respond to the consultation on 20 mph areas being self enforcing; the effectiveness of 20 mph areas in relation to safety and the benefits of 20 mph areas where speeds are already low.
8. **Cycle Racks**
To discuss the current position with regard to cycle racks within the parish and to consider the request from a District Councillor for the installation of further racks and their locations.
9. **Highways and Transport Matters**
To consider the proposal by the County Council for improvements to the Bus Stop on Hazelwood Lane, Abbots Langley.

10. Appeals

To note the appeal against refusal of planning permission 12/1046/FUL:- 57 and 59 Hamilton Road, Hunton Bridge, Kings Langley - Erection of nine dwellings to rear of 57 and 59 Hamilton Road with associated parking, landscaping and construction of new access; replacement garage to serve existing dwelling. DoE Appeal ref: APP/P1940/A/13/2197807.

11. Correspondence

To note the copy of a complaint sent to Three Rivers District Council regarding flowers and plants on the pavement outside the Craft Tub in High Street, Abbots Langley.

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Planning applications decided by Three Rivers District Council Reported on 30th October 2013

Appendix A1

1. 13/1339/FUL ALPC meeting 28/08/2013
3 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Part single storey, part two storey side and rear extension, front porch and erection of detached garage with extension to driveway for Mr Mark Hutchings.
ALPC Comment: No objection.
TRDC Decision: Approved
2. 13/1460/FUL ALPC meeting 28/08/2013
10 Cardiff Way Abbots Langley Hertfordshire WD5 0TT - Single storey rear extension, lean-to structure to side elevation and front porch infill extension. for Mr And Mrs Oakley.
ALPC Comment: No objection.
TRDC Decision: Approved
3. 13/1523/FUL ALPC meeting 28/08/2013
82 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Conversion of garage into habitable room for Mr A Ludlam.
ALPC Comment: No objection. Members request that the new window matches those existing.
TRDC Decision: Approved with conditions - see TRDC planning online for details.
4. 13/1592/FUL ALPC meeting 18/09/2013
The Swan Public House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SH - Change of use of the Swan Public House and first floor flat to a dwellinghouse, alterations, conversion of retained outbuilding to home office, demolition of outbuilding and erection of detached outbuilding for Mrs Sharon Axcell.
ALPC Comment: Members have concerns about the possible commercial use of this property within the green belt and request that it remains for residential use only.
TRDC Decision: Withdrawn
5. 13/1605/FUL ALPC meeting 18/09/2013
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Temporary (2 year) pre fabricated portakabin to provide additional office space (B1A use class) for Deloitte Real Estate.
ALPC Comment: No objections providing the permission is for two years only and not permanent. Members have some concerns that there is insufficient parking for the extra 20 employees.
TRDC Decision: Approved
6. 13/1594/RSP ALPC meeting 18/09/2013
52 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part Retrospective: Erection of a detached outbuilding and archway for Mr S Murphy.
ALPC Comment: No objection.
TRDC Decision: Approved

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7. 13/1372/FUL

ALPC meeting 18/09/2013

St Paul's Hall 20 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Change of use from mixed use Residential (Class C3 Use) and Office (Class B1 Use) to mixed use Residential (Class C3 Use) and Nursery (Class D1 Use) for Clarendon Montessori School.

ALPC Comment: Members object to the change of use to a children's nursery school. It is inappropriate for the location of the property as there are safety issues with regard to dropping off and collecting children by car on this narrow, busy road immediately opposite a pedestrian crossing and with waiting restrictions during the day. There is insufficient parking for staff and parents on site and no outdoor play area for the children.

TRDC Decision: Refused

Reasons: 1. The proposed change of use of the building for mixed Residential (Class C3) and Nursery (Class D1) Uses at the level proposed would, in the absence of a legally binding parking agreement with the adjacent public house, result in a significant shortfall of on-site parking provision. This shortfall would place significant pressure on parking levels within the site which would lead to severe detrimental impacts to the safe passage of traffic on the adjacent classified highway. The proposal would therefore fail to comply with Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

2. The proposed change of uses would, by reason of its proposed extent of occupation, result in significant noise and disturbance to neighbouring amenity. The use of the building and wider site for up to a maximum of 63 people would result in significant levels of on-site activity which would lead to an unacceptable level of noise and disturbance. As a result, the proposal would erode the residential amenity levels currently enjoyed by the neighbouring occupiers at 18 Bridge Road. The proposal would therefore fail to comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM9 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8. 13/1561/FUL

ALPC meeting 18/09/2013

10 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing conservatory and erection of single storey rear extension for Mr Paul Creasy.

ALPC Comment: No objection.

TRDC Decision: Approved

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Planning applications to be considered on 30th October 2013

Appendix B1

1. 13/1793/FUL Valid date: 03/10/2013
20 Whittle Close Leavesden Watford WD25 7GF - Demolition of existing garage and erection of two storey side extension and single storey rear extension for Mr Lewis.

2. 13/1599/RSP Valid date: 27/09/2013
Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Retrospective: Erection of temporary fencing and gates around Bellway Homes show home complex for Bellway Homes.

3. 13/1768/FUL Valid date: 09/10/2013
69 Toms Lane Kings Langley Hertfordshire WD4 8NJ - Erection of a single storey side car port/garage extension for Mr Keith Whitham.

4. 13/1794/FUL Valid date: 10/10/2013
The Swallows Bucks Hill Kings Langley Hertfordshire WD4 9AT - Demolition of existing conservatory, erection of single storey rear extension and replacement roof over existing single storey rear structure for Mr Graham Hallworth.

5. 13/1823/FUL Valid date: 15/10/2013
Land At Rear Of 59 Toms Lane Kings Langley Hertfordshire - Permission for two additional caravans (no more than one of which to be a static caravan) with parking for two vehicles and associated hardstanding for Mr Michael Connors.

6. 13/1873/FUL Valid date: 15/10/2013
F Mansbridge & Son Ltd 49 High Street Abbots Langley Hertfordshire WD5 0AA - Change of use from bakery to A3 and A5 use and extension to opening hours for Mansbridge Bakers.

7. 13/1874/FUL Valid date: 15/10/2013
92 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing rear conservatory, erection of a larger rear conservatory and conversion of existing garage into habitable accommodation. for Mr Malcolm Trotter.

8. 13/1929/FUL Valid date: 16/10/2013
38 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Proposed single storey rear extension and alterations to roof of existing rear projection for Mr John Denyer.

9. 13/1921/LBC Valid date: 15/10/2013
Elizabeth Cottage Upper Highway Kings Langley Hertfordshire WD4 8PP - Listed Building Consent: Installation of secondary windows for Ms G Neale.

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10. 13/1924/FUL

Valid date: 16/10/2013

Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Extension of 'J' stage of the Warner Bros. Studio Tour including accomodation 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.

11. 13/1841/FUL

Valid date: 22/10/2013

Highwood Hall Highwoodhall Lane Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Construction of a tennis court and fencing for Mr R Cooper.