

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

28th November 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 4th December 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 21st November 2013.

7. Three Rivers Planning Committee

To confirm members attendance at the above meetings. Forthcoming dates:- 12th December 2013; 23rd January; 20th February and 20th March 2014.

8. Consultations

- i. Watford Local Plan Part 2: Development Management Policies and Site Allocations. Following members visit to the exhibition at the "intu" centre in Watford, to consider if the committee, on behalf of the Parish Council, wishes to respond to this consultation which runs until 16th December 2013. Documents can be viewed at <http://watford.limehouse.co.uk/portal/lp/2>
- ii. Canal and River Trust - South East Waterway Partnership - Strategic Waterway Plan - The Next Ten Years. Following examination of the documents, to consider if the committee, on behalf of the Parish Council, wishes to respond to the consultation. Documents can be viewed at www.canalrivertrust.org.uk/south-eastboard and a paper copy is available at the Council Offices, Langley Road, Abbots Langley.

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9. Hertfordshire County Council

To consider the proposals by the County Council for bus stop upgrades to improve bus stop facilities at:

- i. High Street, Abbots Langley by Adrian House.
- ii. Langley Lane, Abbots Langley.

10. Highways and Transport Matters

To note the following temporary road closures and waiting restrictions within the Parish:

- i. Langleybury Lane from its junction with Fir Tree Hill north eastwards and north westwards to its junction with Old House Lane to enable highways maintenance works to take place, for approximately 5 days, sometime during the period 23rd December 2013 and 23rd June 2014.
- ii. Old Mill Road and The Maltings, Hunton Bridge to enable highways maintenance works to take place, for approximately six weeks, sometime during the period 16th December 2013 to 16th June 2014.
- iii. Water Lane, Kings Langley from its junction with Primrose Hill south westwards to its junction with Kingfisher Lure, except for access, to enable utility service works to take place, for approximately 12 days, sometime during the period 23rd December 2013 and 23rd June 2014.

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Planning applications decided by Three Rivers District Council Reported on 4th December 2013

Appendix A1

1. 13/1475/FUL ALPC meeting 28/08/2013
Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way
Abbots Langley Hertfordshire - Variation of condition 12 of planning permission
10/2230/OUT to allow increase in size of commercial units in mixed use centre up
to 400sqm for Bellway Homes (North London).
ALPC Comment: No objection.
TRDC Decision: Approved with conditions - see TRDC planning online for full
details.
2. 13/1709/FUL ALPC meeting 09/10/2013
8 Woodlands Road Nash Mills Hemel Hempstead HP3 8RZ - First floor side and rear
extension for Mr G Johnson.
ALPC Comment: Members have concerns about the effect on the neighbouring
property of this two storey extension adjacent to the boundary.
TRDC Decision: Approved
3. 13/1720/FUL ALPC meeting 09/10/2013
171 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Two storey and single
storey rear extension, insertion of a dormer to the front elevation and creation of
a raised patio to the rear with an undercroft for Mr T Warne.
ALPC Comment: No objection.
TRDC Decision: Approved
4. 13/1599/RSP ALPC meeting 30/10/2013
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.
ALPC Comment: Members request that the hedge is reinstated at the next
appropriate planting season and that the temporary gates and fence are removed
from the houses in the showhome complex within three months or two years of full
occupation, whichever is the sooner.
TRDC Decision: Approved with conditions - see TRDC planning on line for full
details.
5. 13/1823/FUL ALPC meeting 30/10/2013
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.
ALPC Comment: The Parish Council request that this application is referred to
Committee for their consideration unless Officers are minded to refuse the
application. If approved, members request that the temporary consent runs
concurrently with the existing appeal decision for application 08/1740/RSP.
TRDC Decision: Approved with conditions - see TRDC planning on line for full
details.

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6. 13/1873/FUL

ALPC meeting 30/10/2013

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.

ALPC Comment: Members object to this application for a change of use from an A3 bakery to A3 and A5 usage and extension of opening hours. The property forms part of the primary shopping frontage of the village, within the conservation area and should be retained as a bakers or retail use to cater for the local day to day needs of the community. (Policies PSP2 and CP7 of the Core Strategy (adopted October 2011).) There are already a large number of food takeaway establishments within the immediate and surrounding area and there is no requirement for another, adding to the noise, smells, traffic, litter and parking issues. The vast majority of local residents and businesses have expressed the need for the retention of a bakers shop on the site to maintain the quality of the current shopping frontage. Members request that this application is referred to full committee for consideration.

TRDC Decision: Refused.

Reason: The proposed change of use from bakery (Class A1) to mixed use Class A3 and A5 would not enhance the vitality and viability of the Primary Shopping Frontage in Abbots Langley High Street. No satisfactory evidence has been provided to demonstrate that no retailers are likely to require the premises within a reasonable period of time. The proposal is therefore contrary to Saved Policy S1 of the Three Rivers Local Plan 1996-2011, Policy CP7 of the Core Strategy (adopted October 2011) and Policy SA4 of the Site Allocations Local Development Document (Proposed Submission Version).

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Planning applications to be considered on 4th December 2013

Appendix B1

1. 13/2088/FUL Valid date: 11/11/2013
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.

2. 13/2070/LBC Valid date: 11/11/2013
The Swan Public House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SH - Listed Building Consent: 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.

3. 13/2098/FUL Valid date: 13/11/2013
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 side and Juliet balconies to rear and erection of canopy to front elevation. for Mr Gordon Kampta.

4. 13/2068/FUL Valid date: 19/11/2013
103 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Two storey rear extension, single storey side extension, front extension and alterations to existing garage to include conversion to habitable accommodation and alterations to roof for Mr Peter Murphy.

5. 13/2141/FUL Valid date: 22/11/2013
18 Lauderdale Road Hunton Bridge Kings Langley WD4 8QB - Outbuilding for domestic purposes ancillary to main dwelling for Mr K Metcalfe.

6. 13/2181/FUL Valid date: 25/11/2013
28 Sunderland Grove Leavesden Watford WD25 7GL - Conversion of garage into habitable accommodation for Mrs Chloe Simeone.