

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

9th January 2014

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 15th January 2014 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. **To confirm the Minutes of the Meetings held on**
20th November, 4th and 18th December 2013.
5. **Planning Decisions from Three Rivers District Council**
To receive a report of recent decisions as listed in Appendix A1.
6. **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.
7. **Grand Union Canal to Abbots Langley Cycle Routes**
Following consideration of the above consultation at the last meeting, to receive a report on the reply from Hertfordshire Highways to the committee's concerns regarding the safety issues at the crossing point on the A41.
8. **Consultations**
Hertfordshire's Travel Plan Guidance for Business and Residential Development
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation which outlines the planning and development process by which Travel Plans are made, submitted, secured, implemented and monitored. The Travel Plan Guidance can be viewed and commented on at <https://consult.hertsdirect.org/consultations/>. A paper copy is available to read at The Council Offices, Langley Road, Abbots Langley.

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9. Highways and Transport Matters

To note the temporary closure of various roads and footways in Watford, Langleybury, Abbots Langley, Chipperfield, Sarratt, Chandlers Cross and Croxley Green, including parts of Langleybury Lane and Old House Lane, Abbots Langley. The temporary traffic management measures will be in place between 10.30am and 2.00pm on Sunday 2nd February 2014, to ensure public safety and prevent accidents for the duration of the Watford Half Marathon.

10. Correspondence

To note the correspondence received from Mr & Mrs Gould with regard to their concerns about speeding vehicles along Station Road, Kings Langley.

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Planning applications decided by Three Rivers District Council Reported on 15th January 2014

Appendix A1

1. 13/0545/FUL ALPC meeting 24/04/2013
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.
ALPC Comment: Members object to this application which is a cramped overdevelopment and out of character in the area. The loss of the horse chestnut (T1) with a TPO will result in a loss of amenity as the proposed replacement by a hornbeam (T1(R)), in a different location in front of the existing house, will not provide the same amenity as the current tree in either scale or location. The building line for the new property is set forward from number 30 adding to the loss of open space. The large london plane (T2) in the back garden of the proposed new house will mean the whole garden will be in shade for most of the day and members feel this may result in pressure by the new occupants to remove it. The proposal will result in a loss of light and privacy to the adjoining property number 28. The Parish Council request that this application is referred to Committee for their consideration unless officers are minded to refuse the application.
TRDC Decision: Approved with Conditions - see TRDC Planning Online for details.
2. 13/1936/FUL ALPC meeting 20/11/2013
28 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of existing garage and erection of two storey side and rear extension and single storey rear extension for Ms Ella Lawes.
ALPC Comment: No objection.
TRDC Decision: Approved
3. 13/1772/RSP ALPC meeting 20/11/2013
42 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Erection of a detached garage for Grenade Film Services Ltd.
ALPC Comment: No objection.
TRDC Decision: Approved
4. 13/1967/FUL ALPC meeting 20/11/2013
30 Gallows Hill Kings Langley Hertfordshire WD4 8LU - Demolition of existing garage and outbuilding and erection of a single storey side and rear extension for Mr & Mrs J Watkins.
ALPC Comment: No objection but members expressed concerns about the loss of the garage.
TRDC Decision: Approved
5. 13/2082/FUL ALPC meeting 20/11/2013
37 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ - Conversion of garage into habitable accommodation. for Mrs Lorena Duke.
ALPC Comment: No objection but members expressed concerns about the loss of the garage.
TRDC Decision: Approved

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6. 13/2088/FUL ALPC meeting 04/12/2013
- 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 no objection in principle but have concerns regarding obstruction to the footpath during alterations.
- TRDC Decision:** Approved
7. 13/2070/LBC ALPC meeting 04/12/2013
- 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.
- ALPC Comment:** Members have no objection in principle but have concerns regarding obstruction to the footpath during alterations.
- TRDC Decision:** Approved
8. 13/2098/FUL ALPC meeting 04/12/2013
- 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.
- ALPC Comment:** No objection.
- 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 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 Oct 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).
9. 13/2068/FUL ALPC meeting 04/12/2013
- 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.
- ALPC Comment:** Members have no objection but regret the loss of the garage.
- TRDC Decision:** Approved
10. 13/2066/FUL ALPC meeting 04/12/2013
- Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Full planning permission for the construction of a new permanent sound stage with associated parking and hard landscape work and temporary (18 months) construction access on to South Way. for Warner Bros. Studios Leavesden.

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ALPC Comment: Members have no objection but are concerned that considering the amount of construction traffic from the existing housing development, this proposal will put increased demand on South Way.

TRDC Decision: Approved

11. 13/2252/FUL

ALPC meeting 18/12/2013

Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Part change of use from Class D1 (Public Hall) to Class A3 (Restaurant/Cafe) with associated alterations to fenestration including relocation of main entrance, internal alterations and erection of internally illuminated fascia sign. for Mr Simon Ash.

ALPC Comment:

TRDC Decision: Withdrawn

12. 13/2253/ADV

ALPC meeting 18/12/2013

Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Advertisement Consent: Erection of internally illuminated fascia sign and externally illuminated cabinet display unit to front elevation of building. for Mr Simon Ash.

ALPC Comment:

TRDC Decision: Withdrawn

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Planning applications to be considered on 15th January 2014

Appendix B1

1. 13/2195/FUL Valid date: 16/12/2013
182 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Erection of two storey front, side and rear extension with internal alterations for Mr Neil Hickey.

2. 13/2258/FUL Valid date: 16/12/2013
Kenwood Farm Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8RY - Replacement light industrial building to be used as vehicle workshop for Mr Terry Kenealy.

3. 13/2164/CLED Valid date: 13/12/2013
The Old Mill Cottage Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8QZ - Certificate of Lawfulness Existing Use: Use as an independant residential dwelling for Mr David Scott.

4. 13/2256/FUL Valid date: 16/12/2013
Land Between Langleybury Lane And Old House Lane Langleybury Lane Langleybury Hertfordshire - Use of land for the stationing of caravans for residential purposes for 3 no. gypsy pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use. for Mr Jimmy Cash.

5. 13/2218/FUL Valid date: 17/12/2013
89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension, first floor side bay window projection and erection of raised terrace to rear for Mr R Coulson.

6. 13/2246/FUL Valid date: 19/12/2013
West Hertfordshire Crematorium High Elms Lane Watford WD25 0JS - Erection of a detached toilet block in existing car park for West Herts Creamatorium Joint Committee.

7. 13/2341/FUL Valid date: 20/12/2013
10 Standfield Abbots Langley Hertfordshire WD5 0BB - Single storey side and rear extension and front porch alterations for Mr B Philips.

8. 13/2267/FUL Valid date: 23/12/2013
Ruslings Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Single storey front extension. Alteration to roof including raising of ridge, front dormers and lifting of side and rear walls to create first floor accommodation. for Mr & Mrs S Pattison.

9. 13/2331/FUL Valid date: 31/12/2013
21 Broomfield Rise Abbots Langley Hertfordshire WD5 0HJ - Single storey side and front extension with storm porch to front for Mr J Mundy.

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10. 13/2390/FUL Valid date: 30/12/2013
Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Part change of use from Class D1 (Public Hall) to Class A3 (Restaurant/Cafe) with associated alterations to fenestration including relocation of main entrance, internal alterations and erection of internally illuminated fascia sign. for The Henderson Hub Company Ltd.
11. 13/2391/ADV Valid date: 30/12/2013
Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Advertisement Consent: Erection of internally illuminated fascia sign and externally illuminated cabinet display unit to front elevation of building for The Henderson Hub Company Ltd.
12. 13/1956/FUL Valid date: 31/12/2013
Waterdale House Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GP - Insertion of two dormer windows within the eastern roofslope of stable block for Mr Anthony Roncoli.
13. 13/2369/FUL Valid date: 31/12/2013
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part demolition of existing dwelling and erection of two storey front, side and rear extensions to create two storey dwelling with front gable feature and front and rear dormer windows and alterations to land levels for Mr Rod Lewis.
14. 14/0002/FUL Valid date: 02/01/2014
78 And 80 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Joint application: Two storey side and rear extensions to both dwellings for Mr James Hodgins (78) And Mr Steven Jump (80).
15. 14/0005/RSP Valid date: 02/01/2014
11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Proposed new detached outbuilding with new pitch roof structure in lieu of flat roof. for Mr J Bone.
16. 13/2297/FUL Valid date: 06/01/2014
Rayleigh House Shirley Road Abbots Langley Hertfordshire WD5 0NE - Insertion of an air source heat pump along northern elevation for Mr Nikolas Andersen.
17. 14/0016/FUL Valid date: 07/01/2014
44 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey front extension, two storey side and rear extension and first floor rear extension for Mr & Mrs Lee Duffy.