

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

24th April 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 30th April 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. **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 rearrange Members attendance at the above meeting on 14th May 2014 (minute 387).
7. **Licensing Act 2003 - Co-Operative Food, Abbotswood Park, Leavesden, WD25 7LS**
To consider the application made to Three Rivers District Council for a Premises Licence at the above to allow the following activities to take place:-
 - The supply of alcohol for consumption off the premises Monday to Sunday from 07:00 - 00:00 hours.
 - Opening times of the premises to be Monday to Sunday from 07:00 - 00:00 hours.Any objections/representations to be made by 5th May 2014.
8. **High Street Notice Boards**
To receive an update on the proposed new notice boards (minute 378).
9. **Appeals**
To note the decision by the Planning Inspectorate that the appeal against the refusal to grant planning permission - 13/0919/RSP - 56 Harthall Lane, Kings Langley, WD4 8JH, has been dismissed.

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Planning applications decided by Three Rivers District Council Reported on 30th April 2014

Appendix A1

1. 14/0109/FUL ALPC meeting 26/02/2014
Land Rear Of 8 Austin Villas Woodside Road Abbots Langley Hertfordshire - Demolition of existing garage blocks and construction of two detached three bedroom dwellings with associated parking and landscaping for Audrey Balderstone.
ALPC Comment: Members object to this contrived and inappropriate back land development with an extremely narrow access which will cause problems for refuse collections, delivery and emergency vehicles. The site is on a busy road, being heavily used to reach the motorway, with vehicles permanently parked alongside. Members request that this application is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Refused
Reasons: Summary - See TRDC website for full details:-
 1. Dwellings cramped and disproportionate relative to their plots, due to scale and footprint, resulting in overdevelopment to the detriment of the area.
 2. Due to design and location would result in unacceptable degree of overlooking windows and rear gardens of The Beacons.
 3. No Section 106 agreement.
 4. Fails to meet Affordable Housing requirements.
2. 14/0221/FUL ALPC meeting 26/02/2014
16 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing dwelling and outbuildings and construction of replacement two storey dwelling with accommodation within roofspace for Mr Simon Ryder.
ALPC Comment: Members feel this proposed house is out of keeping with the neighbouring properties.
TRDC Decision: Approved
3. 14/0281/FUL ALPC meeting 26/02/2014
30 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey side and rear extension and construction of roof canopy to front elevation. for Mr D Kelly.
ALPC Comment: No objection.
TRDC Decision: Approved
4. 14/0223/LBC ALPC meeting 26/02/2014
4 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Listed Building Consent: Single storey rear extension, internal alterations and extension to patio for Ms Marianne Richards.
ALPC Comment: No objection.
TRDC Decision: Approved
5. 14/0240/FUL ALPC meeting 19/03/2014
147 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of existing attached garage and construction of two storey side extension, single storey side and rear extension, loft conversion to include front and rear dormers and rooflight and extension to raised patio to rear for Mr & Mrs Cousins.

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ALPC Comment: Members object to the dormer windows and use of the roof space which they feel is out of keeping in the area and overdevelopment of a residential site.

TRDC Decision: Withdrawn

6. 14/0160/FUL ALPC meeting 19/03/2014
8A And 8B Bucknalls Close And Parkview Watford WD25 9NB - Part demolition of 8A and 8B Bucknalls Close and construction of two and three storey front, side and rear extensions, change of use from two flats to two Houses of Multiple Occupation (HMOs) for 6 people, 3 storey rear extension to Parkview and connection of Parkview and 8A and 8B Bucknalls Close for Mr J K Rudkin.
ALPC Comment: No objection.
TRDC Decision: Approved
7. 14/0203/FUL ALPC meeting 19/03/2014
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Construction of first floor side extension for Mr & Mrs Hoggett.
ALPC Comment: No objection.
TRDC Decision: Approved
8. 14/0238/FUL ALPC meeting 19/03/2014
9 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey side and rear extension for Miss Lucy Bishop.
ALPC Comment: Members expressed concerns about the possible loss of light for neighbouring properties.
TRDC Decision: Approved
9. 14/0222/FUL ALPC meeting 26/02/2014
4 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Single storey rear extension, internal alterations and extension to patio for Ms Marianne Richards.
ALPC Comment: No objection.
TRDC Decision: Approved
10. 14/0296/FUL ALPC meeting 19/03/2014
70 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Demolition of existing garage and construction of two storey side extension and single storey rear extension for Mr & Mrs Damien Worrell.
ALPC Comment: No objection.
TRDC Decision: Approved
11. 14/0310/FUL ALPC meeting 19/03/2014
33 Long Elms Abbots Langley Hertfordshire WD5 0JS - Single storey rear extension for Mr Paul Fitzgerald.
ALPC Comment: No objection.
TRDC Decision: Approved
12. 14/0209/FUL ALPC meeting 19/03/2014
20 Whittle Close Leavesden Watford WD25 7GF - Demolition of existing garage and erection of single storey side extension for Mr Lewis.
ALPC Comment: No objection but members felt there may be overlooking issues.
TRDC Decision: Withdrawn

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13. 14/0328/FUL

ALPC meeting 19/03/2014

27 The Garth Abbots Langley Hertfordshire WD5 0JJ - Single storey rear extension for Mrs R Winning.

ALPC Comment: No objections.

TRDC Decision: Approved

14. 14/0290/FUL

ALPC meeting 19/03/2014

Brandon Frost Ltd, Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - Demolition of existing office and replace with larger office building, installation of new electric gate, side pedestrian access, resurfacing of existing car park and drive and removal of existing garages for Frazer Investment Holdings Ltd.

ALPC Comment: Members object to this application which is overbearing and dominant in the greenbelt, being higher than the existing building resulting in a loss of privacy for the neighbouring residential properties.

TRDC Decision: Withdrawn

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Planning applications to be considered on 30th April 2014

Appendix B1

1. 14/0414/FUL Valid date: 31/03/2014
15 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JA - Conversion of building from two flats into two dwellinghouses including accommodation within roofspace served by rear dormers and front rooflights, alterations to fenestration and alterations to frontage to provide on-site parking for Mr Terry Jones.

2. 14/0469/FUL Valid date: 28/03/2014
1 Austin Villas Woodside Road Abbots Langley Watford Hertfordshire WD25 0GD - Installation of new vehicular access and hardstanding to front of dwelling for Mr D Entwistle.

3. 14/0650/FUL Valid date: 01/04/2014
26 The Shires High Elms Lane Garston Hertfordshire WD25 0JL - Erection of rear conservatory for Mr And Mrs McDermott.

4. 14/0706/LBC Valid date: 01/04/2014
3 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Listed Building Consent: Single storey rear extension for Mrs Jan Blackett.

5. 14/0434/FUL Valid date: 01/04/2014
3 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Single storey rear extension for Mrs Jan Blackett.

6. 14/0611/FUL Valid date: 04/04/2014
59 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey front, side and rear extension for Mr Ben Darter.

7. 14/0636/FUL Valid date: 08/04/2014
212 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Part single, part two storey rear extension and addition of first floor flank window for Mr J Roise.

8. 14/0576/FUL Valid date: 09/04/2014
16 Church Hill Bedmond Abbots Langley WD5 0RN - Two storey rear extension and alterations to frontage to create two parking spaces and creation of vehicular access for Mr & Mrs Robert Harman.

9. 14/0617/FUL Valid date: 08/04/2014
53 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Two storey and single storey rear extension for Mr & Mrs John Griffin.

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10. 14/0693/FUL

Valid date: 07/04/2014

Eastern Side Of Boundary Way Estate Boundary Way Abbots Langley Hertfordshire - Demolition of 24 flats, shop and community building and removal of garages and associated hard landscaping and creation of 46 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking and landscaping for Watford Community Housing Trust.

11. 14/0479/FUL

Valid date: 10/04/2014

86 Wharf Way Hunton Bridge Kings Langley WD4 8FN - Single storey rear conservatory for Mrs Rachel Palmer.

12. 14/0743/FUL

Valid date: 16/04/2014

Boundary Way Abbots Langley Hertfordshire - Demolition of seven garage blocks and erection of 16 new 1 and 2 bed homes consisting of two storey buildings, split over four separate areas, with associated parking and landscaping for Watford Community Housing Trust.