

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

31st July 2014

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Derryck Croker, Gloria Keaveny, Angela Laval, David Major (Chairman), Owen Roe (Vice-Chairman).

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 6th August 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 receive a report on the meeting held on 17th July 2014.
7. **Three Rivers Planning Committee**
To confirm members attendance at the above for the forthcoming meetings on 14th August; 18th September and 16th October 2014.
8. **Review of County Council Funded Bus Services**
Following the launch of the consultation into the review of financial support the county council provides for bus services in Hertfordshire, to consider if any member of the committee would like to attend a meeting for town and parish councils on 25th September 2014, to discuss the proposals.
9. **Hertfordshire Waste Development Framework**
To note the adoption by the County Council, on 15th July 2014, of the Waste Site Allocations Development Plan Document for 2011-2026, which identifies potential sites and areas suitable to accommodate facilities for sustainable waste management within Hertfordshire.

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The documents can be viewed at all libraries within Hertfordshire and on the County Council's website www.hertsdirect.org.

10. Highways and Transport Matters

To note the following temporary road closures within the Parish:

- i. Old House Lane, Abbots Langley from its junction with Bucks Hill eastwards to its junction with Langleybury Lane, a distance of approximately 1700 metres. The road will be closed for approximately 7 days during the period 25th August 2014 to 25th February 2015, when signs are in place, to enable highways maintenance works to be carried out. Alternative signed routes will be provided.
- ii. Tibbs Hill Road/Bedmond Road, Abbots Langley; High Street/Church Hill, Bedmond and Bedmond Road, Bedmond from its junction with College Road/Langley Lane roundabout northwards to its junction with A4147 Leverstock Green Road, a distance of approximately 5540 metres. The road will be closed for approximately 5 days during the period 11th August and 16th August 2014, when signs are in place, to enable highways maintenance works to be carried out. Alternative signed routes will be provided.

11. Appeals

To note the appeal against the refusal of planning permission 14/0153/FUL - 128A Toms Lane - Single storey side and rear extension with carport, loft conversion with increase in ridge height and extension to roof to rear over existing single storey rear extension to create first floor accommodation served by dormers and rooflights and new front porch. DoE Appeal ref: APP/P1940/D/14/2220962.

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Planning applications decided by Three Rivers District Council Reported on 6th August 2014

Appendix A1

1. 14/1007/FUL ALPC meeting 04/06/2014
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Proposed conversion of existing garage/outbuilding into new residential annexe including single storey side extension for Mr C Phillips.
ALPC Comment: No objections but the annexe must remain as ancillary accommodation subordinate to the main dwelling.
TRDC Decision: Approved
2. 14/0966/ADV ALPC meeting 04/06/2014
Land adjacent to 5 Hercules Way Leavesden Watford Hertfordshire WD25 7GS - Erection of illuminated entrance sign on the corner of Aerodrome Way and Hercules Way, fronting onto Aerodrome Way for Warner Bros. Studios Leavesden.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 14/0947/FUL ALPC meeting 25/06/2014
85 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LY - Proposed part single storey and part two storey rear extension, raised decking to rear and alterations to frontage including removal of existing crossover and construction of wall and gates along the front boundary for Mr & Mrs O'Dea.
ALPC Comment: Members have no objections, but wanted consideration given to the location of the gates, so parked vehicles waiting whilst the gates are opened do not cause an obstruction to traffic on what is a narrow part of the highway.
TRDC Decision: Approved
4. 14/1044/RSP ALPC meeting 25/06/2014
Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - Part Retrospective: Demolition of existing two storey office and construction of new single storey office building, installation of new electric gate and side pedestrian access, resurfacing of the drive and removal of two existing garages for Frazer Investment Holdings Ltd.
ALPC Comment: Members are concerned about this development in the green belt, site access and the significant increase in building size. If officers are minded to approve this application then members ask that this be referred to the Planning Committee for consideration.
TRDC Decision: Refused
Reason: The proposed development would result in a significant increase in demand for sustainable transport provision in the area. The proposed development would exacerbate this situation and in the absence of an agreement under provisions of Section 106 of the Town and Country Planning Act 1990 fails to recognise the impact of the development upon this requirement. The application therefore fails to meet the requirements of Policies PSP3, CP1, CP8 and CP10 of the Core Strategy (adopted October 2011).
5. 14/1057/FUL ALPC meeting 25/06/2014
35 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JA - Loft conversion including rear dormer and front rooflights, front porch extension and pitched roof over existing front bay window for Mr & Mrs Simon & Gemma Evans.

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ALPC Comment: No objections.

TRDC Decision: Approved

6. 14/1026/FUL ALPC meeting 25/06/2014
33 Lemonfield Drive Watford WD25 9TP - Single storey side and rear extension and internal alterations for Mr And Mrs D Norman.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 14/0948/FUL ALPC meeting 25/06/2014
22 - 26 High Street Abbots Langley Hertfordshire WD5 0AR - Installation of a security cupboard outside shop front for McColls Retail Group.
ALPC Comment: Members consider that the current plan, which is in the conservation area, would create an obstruction on the pavement for those with a visual impairment and that consideration should be given to installing a storage unit that is flush fitting to the shop front that does not impact on the pedestrian right of way.
TRDC Decision: Refused
Reason: The proposed security cupboard would by reason of its siting and design reduce the available width of the footway to the detriment of the free and safe flow of pedestrian passage. No evidence has been provided to show that a suitable alternative location does not exist which may outweigh the impact to pedestrian safety. The development is therefore contrary to Policy CP10 of the Core Strategy (adopted October 2011).
8. 14/1131/FUL ALPC meeting 16/07/2014
20 Whittle Close Leavesden Watford Hertfordshire WD25 7GF - Conversion of garage into habitable accommodation, construction of single storey side extension linking garage to main dwelling and alterations to frontage to create additional parking space for Mr Robert Lewis.
ALPC Comment: No objections but Members expressed concerns about the loss of the garage.
TRDC Decision: Approved

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Planning applications to be considered on 6th August 2014

Appendix B1

1. 14/1320/FUL Valid date: 08/07/2014
15 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JA - Conversion of single house to two houses including addition of rear dormer and front rooflights and alterations to fenestration and new vehicle cross over for Mr Terry Jones.

2. 14/1084/FUL Valid date: 07/07/2014
46 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part two storey and part single storey rear extension, single storey side/rear extension, two storey front extension and alteration to roof to include increase in ridge height for Mr Benny Venter.

3. 14/1196/FUL Valid date: 01/07/2014
16 Church Hill Bedmond Abbots Langley WD5 0RN - Alterations to frontage to create parking spaces and creation of vehicular access for Mr & Mrs Robert Harman.

4. 14/1334/FUL Valid date: 09/07/2014
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Single storey rear extension for Mr V Teli.

5. 14/1269/FUL Valid date: 11/07/2014
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 rear and erection of canopy to front elevation for Mr Gordon Kampta.

6. 14/1180/ADV Valid date: 08/07/2014
High Street At Junctions With Abbots Road And Langley Road Abbots Langley Hertfordshire - Erection of non-illuminated triple sided notice board and single notice board along the High Street for Abbots Langley Parish Council.

7. 14/1242/CLED Valid date: 16/07/2014
Farm Bungalow Harthall Lane Pimlico Hemel Hempstead HP3 8SE - Certificate of Lawfulness Existing Use: Use of outbuilding as ancillary annexe for Mr M Owens.

8. 14/1362/FUL Valid date: 10/07/2014
5 Hyde Terrace Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Part single and part two storey rear extension for Mr Greg Lawrence.

9. 14/1417/FUL Valid date: 17/07/2014
157 Coates Way Garston Watford Hertfordshire WD25 9PF - Single storey rear extension for Mr T J Dobbs.

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10. 14/1434/FUL

Valid date: 21/07/2014

9 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey side and rear extension for Mrs Lucy Bishop.

11. 14/1451/FUL

Valid date: 23/07/2014

98 Toms Lane Kings Langley Hertfordshire WD4 8NL - Single storey front infill extension, single storey rear extensions and extension and alterations to roof to include extension to rear to create crown roof with rear dormers and insertion of rooflights within side elevations for Mrs Louise Hammond.