

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

11th September 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 17th September 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 16th July and 6th and 27th August 2014.**
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. **Highways and Transport Matters**
To note the implementation of "no waiting at any time" restrictions in Hunton Bridge and High Elms Lane. (2013-2014 - Minute 173.)
8. **Correspondence**
To note the reply from Hertfordshire Highways to Members comments made with regard to the safety camera in Station Road, Kings Langley. (Minute 155.)

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 17th September 2014

Appendix A1

1. 14/0702/FUL ALPC meeting 21/05/2014
Garage Block r/o Austin Villas Woodside Road Watford WD25 0GD - Demolition of existing garage block and construction of a pair of semi detached three bedroom dwellings with associated parking and landscaping for Audrey Balderstone.
ALPC Comment: Members object to this cramped and overbearing 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
Reason: To be notified
2. 14/1320/FUL ALPC meeting 06/08/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 14/1084/FUL ALPC meeting 06/08/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 14/1196/FUL ALPC meeting 06/08/2014
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.
ALPC Comment: No objections providing the works to replace the existing public footway comply with HCC standards.
TRDC Decision: Refused
Reason: The proposed access and hardstanding due to its position and extent of hardstanding proposed would have an urbanising impact on the openness and rural character of the Metropolitan Green Belt, application site and wider area; and result in actual harm to the open and rural character of the Metropolitan Green Belt. The proposed development would result in inappropriate development. No very special circumstances have been presented which would outweigh the actual harm to the Green Belt. The proposed development would be contrary to Policy CP11 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

Abbots Langley Parish Council

5. 14/1334/FUL ALPC meeting 06/08/2014
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Single storey rear extension for Mr V Teli.
ALPC Comment: Members object to this application which is out of keeping and disproportionately large. They feel the proposed design of the extension falls short of that appropriate to this development within the green belt.
TRDC Decision: Approved
6. 14/1362/FUL ALPC meeting 06/08/2014
5 Hyde Terrace Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Part single and part two storey rear extension for Mr Greg Lawrence.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 14/1417/FUL ALPC meeting 06/08/2014
157 Coates Way Garston Watford Hertfordshire WD25 9PF - Single storey rear extension for Mr T J Dobbs.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/1324/FUL ALPC meeting 27/08/2014
7 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Single storey rear extension and first floor side and rear extension for Mr Gary Duke-Cohan.
ALPC Comment: Members feel they have no grounds to object but do have concerns regarding loss of privacy for neighbouring properties.
TRDC Decision: Approved
9. 14/1418/FUL ALPC meeting 27/08/2014
195 Abbots Road Abbots Langley Hertfordshire WD5 0BN - First floor rear extension, replacement front porch canopy, internal alterations and alterations to fenestration for Mr Daniel Parsons.
ALPC Comment: Members have no grounds to object.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications to be considered on 17th September 2014

Appendix B1

1. 14/1501/RSP Valid date: 19/08/2014
Brandon Frost Ltd, 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 Mr Anthony Moss.

2. 14/1592/FUL Valid date: 16/08/2014
33 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - Demolition of existing garage and construction of two storey side and rear extension with Juliet balcony and single storey rear extension for Mr Colin Knowler.

3. 14/1642/FUL Valid date: 26/08/2014
57 Gallows Hill Abbots Langley Hertfordshire WD4 8LX - Demolition of shed and erection of single storey rear extension and internal alterations for Mr Kurt Zdesar.

4. 14/1643/FUL Valid date: 26/08/2014
117A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and internal alterations for Mr John Henderson.

5. 14/1637/FUL Valid date: 26/08/2014
31 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Single storey rear extension for Mrs J M Marsh.

6. 14/1652/FUL Valid date: 27/08/2014
84C Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BY - Conversion of garage to habitable accommodation for Mrs Elizabeth Stephenson.

7. 14/1554/FUL Valid date: 01/09/2014
15 Long Elms Close Abbots Langley Hertfordshire WD5 0PB - Single storey front extension and front dormer and part two storey and part single storey rear extension for Mr P Richard.

Note: Due to annual leave, an update on any further applications to be considered will be issued on 15th September 2014.