

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

13th November 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 19th November 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**
17th September, 8th and 29th October 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 Liaison Meetings**
To review the effectiveness of the Highways Liaison Meeting arrangements and consider if the forums are meeting objectives and any improvements that can be made.
8. **Notice Board/Village Signs**
To consider the location for the new notice board at Abbotswood Park and boundary signage for Bedmond.
9. **Highways and Transport Matters**
To note the communication from Hertfordshire County Council with regard to the conversion of more than 12,600 streetlights on A roads across the county being converted to LED lighting. Work in the Three Rivers area to start week commencing 20th April 2015. Further information can be found at www.hertsdirect.org/streetlights.

10. Appeals

To note the appeal against the refusal of planning permission 14/1554/FUL - 15 Long Elms Close - Single storey front extension and front dormer and part two storey and part single storey rear extension. Appeal ref: APP/P1940/D/14/2228031.

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Planning applications decided by Three Rivers District Council Reported on 19th November 2014

Appendix A1

1. 14/1549/FUL ALPC meeting 27/08/2014
The Horsefield South Way Abbots Langley Hertfordshire - Change of use from agricultural land to public open space, creation of vehicle entrance onto Furtherfield for maintenance vehicles and creation of two pedestrian entrances for Three Rivers District Council.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 14/1642/FUL ALPC meeting 17/09/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 14/1717/FUL ALPC meeting 08/10/2014
3 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mrs Lara Viner.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 14/1720/RSP ALPC meeting 08/10/2014
35 Royce Grove Leavesden Watford Hertfordshire WD25 7GB - Part Retrospective: Single storey side extension and conversion of garage to habitable accommodation and single storey rear extension for Mr Barry Robinson.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 14/1691/FUL ALPC meeting 08/10/2014
Kings House Business Centre Station Road Kings Langley Hertfordshire WD4 8LZ - Alterations to external plant room to create storage and kitchen manager's office; demolition of the existing external smokers shelter and construction of a new glazed walkway connecting converted plant room to canteen; and alterations to land levels and landscaping for Fraser Investment Holdings.
ALPC Comment: Members have no objections on planning grounds but realise there may be legal issues regarding land ownership and boundaries.
TRDC Decision: Approved
6. 14/1600/FUL ALPC meeting 08/10/2014
3 Long Elms Abbots Langley Hertfordshire WD5 0JS - Demolition of existing side extension and construction of single storey side and rear single extension with a front bay window for Mr and Mrs Shayler.
ALPC Comment: No objections but Members expressed concerns about the loss of the garage on this congested road.
TRDC Decision: Approved

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7. 14/1391/FUL ALPC meeting 08/10/2014
84 Wharf Way Hunton Bridge Kings Langley WD4 8FN - Construction of outbuilding for Mr Shaun Reilly.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/1749/FUL ALPC meeting 08/10/2014
Shaffords Knoll Farm Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RT - Two storey rear extensions, first floor extension and replacement roof to include dormer windows to front and rear for Mrs Ivy Kennealy.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed development, including the significant rise in eaves and roof height and two storey extensions to the front and rear would by reason of its scale, bulk and massing lead to a prominent form of development to the detriment of the open character and appearance of the Metropolitan Green Belt. The size and scale of the development would result in a development which is disproportionate in size to the original building resulting in an inappropriate form of development within the Green Belt. No very special circumstances have been demonstrated that would outweigh the harm to the Green Belt by reason of inappropriateness and actual harm to the openness. The development would therefore be contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
9. 14/1775/FUL ALPC meeting 08/10/2014
2 Hazelgrove Cottages Kindersley Way Abbots Langley Hertfordshire WD5 0DJ - Two storey side extension; part single, part two storey rear extension and front porch for Mr G Hazell.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 14/1758/FUL ALPC meeting 08/10/2014
12 Dellmeadow Abbots Langley Hertfordshire WD5 0BA - Conversion of garage to habitable accommodation for Mrs Rebecca Noori.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications to be considered on 19th November 2014

Appendix B1

1. 14/2073/FUL Valid date: 22/10/2014
64 Station Road Kings Langley Hertfordshire WD4 8LB - Single storey rear extension for Mr and Mrs Berdinner.

2. 14/2059/FUL Valid date: 27/10/2014
Ruslings Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Single storey front extension. Alteration to roof including raising of ridge, front and rear dormers and lifting of side and rear walls to create first floor accommodation, extension of front parking area and widening of dropped kerb for Mr & Mrs S Pattison.

3. 14/2090/FUL Valid date: 29/10/2014
9 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Two storey side extension, single storey rear extensions and alterations to front porch for Mr & Mrs Trevor Hardy.

4. 14/2099/FUL Valid date: 29/10/2014
128A Toms Lane Kings Langley Hertfordshire WD4 8NR - Replacement pitched roof over existing flat roofed rear extension for Mr Kieran Corcoran.

5. 14/1999/FUL Valid date: 15/10/2014
82 Toms Lane Kings Langley Hertfordshire WD4 8NL - Two storey side extension, with accommodation within the roof space served dormer projection to the rear and single storey rear extension for MNM Property Services Ltd.

6. 14/2066/FUL Valid date: 28/10/2014
5 Nightingale Close Abbots Langley Hertfordshire WD5 0GL - Proposed single storey side extension and alteration of external works for Mrs Carmel Festenstein.

7. 14/2093/FUL Valid date: 29/10/2014
2 Heather Close Abbots Langley Hertfordshire WD5 0SS - Replacement of existing attached garage with two storey side and rear extension with rear dormer window and single storey rear extension. for Mr Colin Fewster.

8. 14/2096/RSP Valid date: 30/10/2014
40 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Part retrospective: Retention and re-siting of existing air conditioning unit along side elevation of dwelling for Mrs Valerie Fraser.

9. 14/1984/FUL Valid date: 07/11/2014
Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Construction of detached building to serve as a carport, log store and cycle/mowor store for Countryfile Ltd.

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10. 14/2121/LBC

Valid date: 10/11/2014

3 Dairy Way Abbots Langley Hertfordshire WD5 0TB - Replacement windows for Mr Goldstein.