

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

27th 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 3rd December 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 20th November 2014.
7. **Budget 2015-2016**
To consider the budget proposals for which this committee has responsibility.
8. **Safety Camera - Station Road**
To consider the latest correspondence from Hertfordshire County Council with regard to the safety camera opposite Kings Langley station. (Minute 155.)
9. **Highways and Transport Matters**
To note the proposal by Hertfordshire County Council to install "Real Time" bus passenger information screens in the two shelters in Abbots Langley High Street and the one on Station Road, Kings Langley.

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Planning applications decided by Three Rivers District Council Reported on 3rd December 2014

Appendix A1

1. 14/1661/FUL ALPC meeting 08/10/2014

Little Lily Toms Lane Kings Langley Hertfordshire WD4 8NJ - Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking for Mr John Wall-Cash.

ALPC Comment: No objections providing permission is granted for a temporary period of five years. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.

TRDC Decision: Approved with conditions - see TRDC website for full details.
2. 14/1839/FUL ALPC meeting 08/10/2014

10 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Demolition of existing garage and construction of two storey side extension and single storey front and side extension for Mr Stephen Davis.

ALPC Comment: Members have no planning objections but note the concerns of neighbours regarding possible loss of light.

TRDC Decision: Approved
3. 14/1761/FUL ALPC meeting 08/10/2014

15 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Conversion of garage to habitable accommodation and extension to hardstanding for Ms Amy Toms.

ALPC Comment: Members are concerned that if the proposal is to be a commercial venture then planning permission should be applied for and visitor parking requirements taken into consideration. The new driveway should be constructed using a permeable material. Members also regret the loss of the garage.

TRDC Decision: Approved with conditions - see TRDC website for full details.
4. 14/1840/FUL ALPC meeting 08/10/2014

56 Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Demolition of existing garage and construction of single storey side and rear extension, demolition of porch, removal of timber cladding and render to area of existing timber cladding for Mr Toby Henderson.

ALPC Comment: No objections.

TRDC Decision: Approved
5. 14/1746/FUL ALPC meeting 08/10/2014

Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Demolition of existing barn and outbuildings and replacement with two storey dwelling. Demolition of existing bungalow and erection of detached 3-bay garage. Alteration to existing access and creation of additional new access for Mr L. Uggla.

ALPC Comment: No objections.

TRDC Decision: Approved

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6. 14/1842/FUL ALPC meeting 29/10/2014
45 The Maltings Hunton Bridge Kings Langley WD4 8QL - Single storey front extension and conversion of garage into habitable accommodation for Mr Bambos Zandes.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 14/1786/RSP ALPC meeting 29/10/2014
34 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Single storey side and rear extension for Mr David Conroy.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/1841/FUL ALPC meeting 29/10/2014
176 Abbots Road Abbots Langley Hertfordshire WD5 0BL - First floor side extension and single storey rear extension for Mr Martin Coyle.
ALPC Comment: Members have no objections to the single storey rear extension but feel the two storey side extension is too close to the boundary with number 178 and should be stepped back.
TRDC Decision: Approved
9. 14/1894/FUL ALPC meeting 29/10/2014
Land Adjacent: 35 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA - Erection of detached 3 bedroom dwelling with associated access, driveway and landscaping and alterations to existing dwelling including demolition of attached garage for Mr & Mrs Corcoran.
ALPC Comment: Members object to this cramped development which will create a terracing effect. They have concerns regarding the safety of the access/egress on the bend in the road; the gravel surface of the drive/parking area and the loss of the garage.
TRDC Decision: Refused
- Reasons:**
1. The proposed development by reason of the siting, scale and design of the proposed dwelling would result in a cramped and contrived form of development which would be significantly out of character with the surrounding area. It would therefore be detrimental to the visual amenities and character and appearance of the existing dwelling, streetscene and wider area and would be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
 2. The proposed development would result in an increase in demand for open space/play space, education, childcare, youth facilities, libraries and sustainable transport provision in the area. The proposed development in the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 would fail to recognise the impact of the development upon these services. The proposal would also attract a requirement for fire hydrant provision. The application would therefore fail to meet the requirements of Policies PSP2, CP1, CP8 and CP10 of the Core Strategy (adopted October 2011), Policy DM11 of the Development Management Policies LDD (adopted July 2013) and Open Space, Amenity and Children's Playspace SPD (adopted December 2007).
 3. The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable

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Housing (approved June 2011) in that the scheme is for market dwellings and no contribution has been made towards the provision of affordable housing.

10. 14/1882/FUL ALPC meeting 29/10/2014
Shire Cottage Dairy Way Abbots Langley Hertfordshire WD5 0QJ - Loft conversion including extension to roof, insertion of dormers and change of roof from thatch roof to tiles for Mr Tony Walshe.
ALPC Comment: Members object to this application within the green belt and the loss of the majority of the thatched roof, they feel the proposed dormer is inappropriate on this historically important building and would detract from the heritage of the area.
TRDC Decision: Approved
11. 14/1848/ADV ALPC meeting 29/10/2014
Unit 3 Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Watford Hertfordshire WD25 7SA - Development Consent: Erection of internally illuminated totem sign at entrance for Hill Farm Avenue Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 14/1904/FUL ALPC meeting 29/10/2014
Unit 3 Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Watford Hertfordshire WD25 7SA - Alteration to site access, extension to hardstanding to provide additional parking, erection of new fence along northern boundary and insertion of gate, bollards and new signage at entrance for Hillfarm Avenue Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 14/1798/FUL ALPC meeting 29/10/2014
St Lawrences Church High Street Abbots Langley Hertfordshire - Single storey side extension to provide meeting room, coffee point & WC facilities with level access for wheelchair users for St Lawrence Church.
ALPC Comment: Members support this application to provide these much needed facilities and a level access for wheelchair users.
TRDC Decision: Approved
14. 14/1799/LBC ALPC meeting 29/10/2014
St Lawrences Church High Street Abbots Langley Hertfordshire - Listed Building Consent: Single storey side extension to provide meeting room, coffee point & WC facilities with level access for wheelchair users for St Lawrence Church.
ALPC Comment: Members support this application to provide these much needed facilities and a level access for wheelchair users.
TRDC Decision: Approved
15. 14/2032/FUL ALPC meeting 29/10/2014
46 Abbots Road Abbots Langley Hertfordshire WD5 0BG - Conversion of garage to habitable accommodation, construction of single storey front porch extension and alterations to fenestration for Mr & Mrs Plumb.
ALPC Comment: Members regret the loss of the garage in this congested area.
TRDC Decision: Approved

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Planning applications to be considered on 3rd December 2014

Appendix B1

1. 14/2016/FUL Valid date: 07/11/2014
6 Oak Tree Close Abbots Langley Hertfordshire WD5 0HU - Conversion of garage into habitable accommodation for H & M Property Services.
2. 14/2169/FUL Valid date: 12/11/2014
57 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Landscaping of front garden to include increase in land levels, construction of retaining wall and insertion of gate to front boundary for Mr And Mrs Zdesar.
3. 14/2202/FUL Valid date: 12/11/2014
44 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Two storey side and rear extension for Mr D Stowe.
4. 14/2185/RSP Valid date: 11/11/2014
30 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Retrospective: Amendment to planning permission 14/0854/FUL - Demolition of existing conservatory, single storey rear extension and first floor side extension, to include glazed roof to single storey rear extension for Mr R Baldwin.
5. 14/2170/FUL Valid date: 11/11/2014
84 Toms Lane Kings Langley Hertfordshire WD4 8NL - Rear conservatory and raised platform to rear for Mr & Mrs Mitchell.
6. 14/2208/FUL Valid date: 13/11/2014
43 Royce Grove Leavesden Watford WD25 7GB - Single storey rear extension and part conversion of the garage for Mr T Ainsworth.
7. 14/2157/FUL Valid date: 17/11/2014
167 Coates Way Garston Watford Hertfordshire WD25 9PF - Loft conversion including raising existing ridge height and formation of rear dormer for Mr And Mrs M Hopkins.
8. 14/2229/RSP Valid date: 17/11/2014
102 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Retrospective: Demolition of existing conservatory and construction of single storey rear extension for Mr Mark Bell.
9. 14/2043/FUL Valid date: 20/11/2014
56 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Conversion of garage to habitable accommodation and provision of additional hardstanding to frontage for Mr Stephen Hodges.

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10. 14/2267/CLED

Valid date: 20/11/2014

7 Hillside Close Abbots Langley Hertfordshire WD5 0LE - Certificate of Lawfulness
Existing Use: Single storey rear extension and front porch for Mr I Compton.

11. 14/2233/FUL

Valid date: 24/11/2014

3 Gallows Hill Kings Langley Hertfordshire WD4 8PL - First floor side extension for
Mr Wayne McCormack.