

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 13<sup>th</sup> February 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Councillors: Councillor Mrs S Bedford  
Councillor Mrs J Bowman  
Councillor D Croker  
Councillor D J Major  
Councillor O W Roe  
Councillor K D Williams

Officers: Janet Pearce - Planning and Meetings Officer

Members observed a minute's silence in memory of Councillor Miss Ivy Young, Chairman of this Committee, who passed away in early February. Councillor Ivy Young had been a Parish Council member since May 1995, serving two terms as Chairman, as well as a number of years on the Planning and Highways Committee.

The meeting opened at 7:30 pm.

### **378. Appointment of Chairman**

In the absence of both the Chairman and Vice Chairman, it was proposed by Councillor Sara Bedford, seconded by Councillor Owen Roe and **RESOLVED** that Councillor David Major should act as Chairman for the meeting. Councillor David Major accepted and the meeting continued.

### **379. Apologies for Absence**

There were no apologies for absence.

### **380. Declarations of interest**

There were no declarations of interest.

### **381. Public participation**

No members of the public had expressed an interest in addressing the committee.

### **382. Planning Decisions from Three Rivers District Council**

Planning decisions, as attached at Appendix A1, were noted by Members present.

### **383. Planning Applications as received from Three Rivers District Council**

Members discussed the Planning applications list and **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

### **384. Three Rivers District Council - Planning Committee**

Councillor Sara Bedford attended the meeting on 24<sup>th</sup> January and reported on:

- i. 12/1898/FUL - Hunton Bridge Stores, 5 Old Mill Road, Hunton Bridge. After further information from Highways regarding parking restrictions around the site and highway safety and representations from Councillors and local residents, the application was approved with restrictions on opening times.
- ii. 12/2310/RSP and 12/2311/ADV - 57 High Street, Bedmond. The application for the retention of the ATM already installed was approved.

### **385. Consultations**

#### Streamlining the Planning Application Process

Members discussed the above consultation but agreed to defer any responses to be submitted until the next meeting to allow further examination of the document.

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Three Rivers Local Plan - Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule

Members discussed the consultation and commented on the methodology used to calculate the bandings for the levy, in particular the use of postcodes to delineate band areas, eg. the difference between Abbots Langley and Croxley Green.

**386. Hertfordshire County Council - Highways Liaison Meeting**

It was discussed and agreed that Councillor Owen Roe would represent the Committee at the next meeting on 14<sup>th</sup> May 2013.

**387. Appeals**

- i. Members noted the appeal lodged against refusal of planning permission 12/1585/FUL - 112 Toms Lane, Kings Langley.
- ii. Members noted that the appeal against refusal to grant planning permission 12/0419/FUL - Hyde Meadow Farm, Nash Mills, Hemel Hempstead, had been dismissed by the Planning Inspectorate.
- iii. Members noted that the appeal against refusal to grant planning permission 12/1525/FUL - 146a Toms Lane, Kings Langley, had been dismissed by the Planning Inspectorate.

The meeting closed at 9.20 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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### Planning applications decided by Three Rivers District Council Reported on 13<sup>th</sup> February 2013

#### Appendix A1

1. **12/1898/FUL** ALPC meeting 14/11/2012

Hunton Bridge Stores 5 Old Mill Road Hunton Bridge Kings Langley WD4 8RD - Change of use from Class A1 (retail off-licence) to hot food takeaway (Class A5) and installation of extraction duct to rear for Mr Kazem Davari.

**ALPC Comment:** Members object to this application which is unsuitable and would spoil the character of the conservation area. They have concerns regarding safety aspects:- no provision for car parking; near a busy junction; on a narrow road and pavement and with existing roadside parking restrictions. The Parish Council requests that this application is referred to Committee for their consideration unless Officers are minded to refuse the application.

**TRDC Decision:** Approved with conditions including not operating before 17.00 or after 23.00 Mondays to Saturdays and before 17.00 or after 22.30 on Sundays or bank holidays - see TRDC planning online for full details.
2. **12/2220/FUL** ALPC meeting 19/12/2012

16 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Two storey and single storey side extension, single storey rear extension, extension to rear patio and second floor extension to roof including roof alterations and raising of ridge with rooflights and rear dormer window for Mr Nathan Schofield.

**ALPC Comment:** Although not in a conservation area, members object to this proposal which is out of keeping, very large and unattractive.

**TRDC Decision:** Approved
3. **12/2218/FUL** ALPC meeting 19/12/2012

22 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Two storey side extension and single storey side and rear extensions for Mr B Wild.

**ALPC Comment:** Members object to this proposal being only 0.9 metres from the boundary creating an urbanising effect detrimental to the area.

**TRDC Decision:** Approved
4. **12/2275/FUL** ALPC meeting 19/12/2012

5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr And Mrs D Zwaig.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
5. **12/2276/LBC** ALPC meeting 19/12/2012

5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Single storey rear extension for Mr And Mrs D Zwaig.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
6. **12/2231/FUL** ALPC meeting 19/12/2012

10 Barley Brow Abbots Langley Watford Hertfordshire WD25 0JW - Loft conversion with 2 dormer windows and 1 conservation rooflight to front and 2 dormer windows to rear roofslope for Mr M Keane.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

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7. 12/2167/LBC ALPC meeting 19/12/2012  
Home Park Lock 70 Station Footpath Home Park Mill Kings Langley Hertfordshire -  
Listed Building Consent: Replacement lock gates for Canal And River Trust.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
8. 12/2229/ADV ALPC meeting 19/12/2012  
Kings House Business Centre Station Road Kings Langley Hertfordshire WD4 8LZ -  
Advertisement Consent: Installation of wall mounted advertisement to side of  
building and free standing advertisement within soft landscaping at entrance for  
Kings House Management UK Ltd.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
9. 12/2310/RSP ALPC meeting 09/01/2013  
57 High Street Bedmond Abbots Langley WD5 0QP - Retention of ATM installed  
through the glazed shop front and replacing part of the existing glazing with a  
white laminate finished composite security panel incorporating the ATM fascia  
with black bezel surround and illuminated red 'cash' sign for Notemachine.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
10. 12/2311/ADV ALPC meeting 09/01/2013  
57 High Street Bedmond Abbots Langley WD5 0QP - Advertisement Consent:  
Retrospective: Integral illumination and screen to the ATM fascia and internally  
illuminated red 'cash' sign above the ATM fascia for Notemachine.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
11. 12/2335/FUL ALPC meeting 09/01/2013  
11 Ash Close Abbots Langley Hertfordshire WD5 0DN - First floor side extension  
with additional dormer window and extension of hardstanding to driveway for Mr  
Darren Hailstone.  
**ALPC Comment:** Members note the boundary dispute but this is not a planning  
issue and have no objection to the application.  
**TRDC Decision:** Approved

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Planning applications considered on 13<sup>th</sup> February 2013

Appendix B1

1. **13/0057/RSP** Valid date: 14/01/2013  
17 Oak Green Way Abbots Langley Hertfordshire WD5 0PJ - Retrospective: Two storey extension to side with single storey extension to front for Mr P Otum.  
**Members noted the large number of objections to the original approved application 12/0903/FUL and the latest comments received but do not object to this retrospective application for an additional rear window and reduction of door size.**
2. **13/0103/HCR3** Valid date: 16/01/2013  
Breakspeare School Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BU - Herts County Regulation 3 Application: Retention of existing modular classroom for Ms J Nixon.  
**No objection.**
3. **13/0083/FUL** Valid date: 16/01/2013  
16 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EB - Single storey side and front extension for Mr Taylor.  
**No objection**
4. **13/0110/RSP** Valid date: 23/01/2013  
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Part Retrospective: Temporary consent (minimum of 6 months) for construction / retention of exterior filming tank and associated storage of spoil for Warner Bros Studios Leavesden.  
**No objection.**
5. **13/0119/FUL** Valid date: 21/01/2013  
Wheat Cottage 5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr And Mrs D Zwaig.  
**Members do not object to the proposed extension but have concerns about possible damage to the old wall adjoining the road and would like to see it protected during building works.**
6. **13/0120/LBC** Valid date: 21/01/2013  
Wheat Cottage 5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Single storey rear extension for Mr And Mrs D Zwaig.  
**Members do not object to the proposed extension but have concerns about possible damage to the old wall adjoining the road and would like to see it protected during building works.**
7. **12/2381/FUL** Valid date: 25/01/2013  
84 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing dwelling and erection of 2 new detached dwellings for Mr P Dennett.  
**Members object to this application which is cramped, out of keeping and with almost double the current floor area is overdevelopment of the site. The Parish Council requests that this application is referred to Committee for their consideration unless Officers are minded to refuse the application.**
8. **13/0062/FUL** Valid date: 25/01/2013  
The Old Fire Station The Crescent Abbots Langley Hertfordshire - Demolition of old firestation/workshop and erection of single storey office building for KMG.  
**No objection.**

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9. 13/0147/CAC Valid date: 25/01/2013  
The Old Fire Station The Crescent Abbots Langley Hertfordshire - Conservation Area Consent: Demolition of old firestation/workshop for KMG.  
**No objection.**
10. 13/0097/ADV Valid date: 25/01/2013  
Lloyds TSB Bank Plc 63 High Street Abbots Langley Hertfordshire WD5 0AE - Advertisement Consent: Installation of internally illuminated fascia sign, internally illuminated projecting sign, non-illuminated stainless steel letters, illuminated ATM surround, reverse applied vinyl, non-illuminated car park sign and non-illuminated car park signage for Lloyds Banking Group.  
**No objection.**
11. 13/0085/FUL Valid date: 28/01/2013  
14 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HB - Single storey rear extension for Watford Community Housing Trust.  
**No objection.**
12. 13/0131/FUL Valid date: 28/01/2013  
4 Pryor Close Abbots Langley Hertfordshire WD5 0NA - Single storey front and rear extensions for Mr And Mrs David Ebden.  
**No objection.**
13. 13/0046/OUT Valid date: 29/01/2013  
Land At Cayford House (Eric Shepherd Unit) And Sunnyside And Crossways Woodside Road Abbots Langley Hertfordshire WD5 0HT - Outline Application: Demolition of Crossways and Eric Shepherd Unit and redevelopment to provide 12 houses and 8 affordable flats with associated access (appearance, landscaping, layout and scale reserved - resubmission of 12/1446/OUT) for Hertfordshire Partnership NHS Foundation Trust.  
**Members object to this proposal considering it to be overdevelopment on the site. They are concerned about insufficient parking resulting in overspill parking on the very busy Woodside Road; the loss of trees including some with TPO's and the effect of the height and bulk of the 'non aspect' brick wall of the proposed flats on the properties in Harlech Road, especially numbers 76 and 78. Members feel the footpath between 82 and 84 Harlech Road should be fully metalled and made a public right of way in perpetuity. The Parish Council requests that this application is referred to Committee for their consideration unless Officers are minded to refuse the application.**
14. 12/2204/FUL Valid date: 29/01/2013  
7 High Street Abbots Langley Hertfordshire WD5 0AA - Replacement conservatory and replacement of wooden window frames with uPVC frames for Ms A Hobbs.  
**Members object to the replacement of the windows at the front with uPVC and that they should wood, as existing, to retain the character of this listed building. They have no objections to the conservatory replacement.**
15. 12/2321/LBC Valid date: 29/01/2013  
7 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Replacement conservatory and replacement of wooden window frames with uPVC frames for Ms A Hobbs.  
**Members object to the replacement of the windows at the front with uPVC and that they should wood, as existing, to retain the character of this listed building. They have no objections to the conservatory replacement.**

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16. 13/0166/FUL Valid date: 30/01/2013  
23 The Crescent Abbots Langley Hertfordshire WD5 ODR - Part single, part two storey side extension and single storey front extension for Mrs Sandra Mash.  
**No objection.**
17. 13/0173/FUL Valid date: 30/01/2013  
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Proposed conversion of existing garage/outbuilding into new residential annexe for Mr Cliff Phillips.  
**No objection.**
18. 13/0165/FUL Valid date: 30/01/2013  
180 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Single storey side and rear extensions, internal alterations and extended patio to rear for Mr Simon Meacock.  
**No objection.**
19. 13/0002/FUL Valid date: 04/02/2013  
7 Shafford Cottages Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RT - Creation of dropped kerb and removal of a three post metal railing blocking access to the front of the property for Ms Vanessa Hill.  
**No objection.**
20. 13/0063/CLED Valid date: 04/02/2013  
St. Pauls Hall 20 Bridge Road Hunton Bridge Kings Langley WD4 8RE - Certificate of Lawfulness Existing Use - Use of ground floor as Class B1 (office) use and first floor as Class C3 (residential) flat for M Evans.  
**Members have no objection to the change of use but feel the works carried out including replacement windows within the Hunton Bridge conservation area require a full planning application.**