

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 27th March 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor D J Major
Councillors: Councillor Mrs J Bowman
Councillor O W Roe
Officers: Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

452. Councillor Leon Lay

Members noted the resignation of Councillor Leon Lay from the Parish Council, due to his ill health.

Members wanted to acknowledge his many years of service to this committee.

453. Apologies for absence

Apologies were received, accepted and recorded from Councillor Keith Williams (other authority meeting) and Councillor Derryck Croker (other commitment).

454. Declarations of interest

None.

455. Public participation

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

456. Planning Decisions from Three Rivers District Council

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

457. 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.

458. Three Rivers District Council - Planning Committee

This item was deferred to the next meeting of this committee as Councillor Sara Bedford was not present.

459. Consultations

St. Albans City & District Council - Building Research Establishment, Housing Development

Members would have serious objections if this proposed development had access onto Bucknalls Lane.

If in the future a through route was established to Mount Pleasant Lane this could have a serious impact on traffic volumes in an already high traffic area, that includes a school and areas of limited road width.

460. Notice Board

Members supported the proposal to install a notice board close to Abbots Langley Library. Officers were asked to consider suitable locations and seek any approvals from library staff and Hertfordshire County Council.

Members asked that, if practical, a site close to the St. Lawrence Church path be included in the location options.

Abbots Langley Parish Council

The meeting closed at 8:15 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 27th March 2013

Appendix A1

1. **12/2378/FUL** ALPC meeting 23/01/2013
Westbrook Keep Bedmond Road Abbots Langley Hertfordshire WD5 0QE - Single storey rear extension for Mr Singh Malhotra.
ALPC Comment: No objection.
TRDC Decision: Approved
2. **13/0017/FUL** ALPC meeting 23/01/2013
15 Edinburgh Drive Abbots Langley Hertfordshire WD5 0TU - Conversion of existing garage into an office for Mr M S Anwer.
ALPC Comment: Members expressed concerns about the loss of the garage and parking provision in this narrow road.
TRDC Decision: Approved
3. **13/0057/RSP** ALPC meeting 13/02/2013
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.
ALPC Comment: 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.
TRDC Decision: Approved
4. **13/0083/FUL** ALPC meeting 13/02/2013
16 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EB - Single storey side and front extension for Mr Taylor.
ALPC Comment: No objection
TRDC Decision: Approved
5. **13/0119/FUL** ALPC meeting 13/02/2013
Wheat Cottage 5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr And Mrs D Zwaig.
ALPC Comment: 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.
TRDC Decision: Approved
6. **13/0120/LBC** ALPC meeting 13/02/2013
Wheat Cottage 5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Single storey rear extension for Mr And Mrs D Zwaig.
ALPC Comment: 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.
TRDC Decision: Approved

Abbots Langley Parish Council

7. 13/0062/FUL ALPC meeting 13/02/2013
The Old Fire Station The Crescent Abbots Langley Hertfordshire - Demolition of old firestation/workshop and erection of single storey office building for KMG.
ALPC Comment: No objection.
TRDC Decision: Approved.
8. 13/0147/CAC ALPC meeting 13/02/2013
The Old Fire Station The Crescent Abbots Langley Hertfordshire - Conservation Area Consent: Demolition of old firestation/workshop for KMG.
ALPC Comment: No objection.
TRDC Decision: Approved.
9. 13/0097/ADV ALPC meeting 13/02/2013
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.
ALPC Comment: No objection.
TRDC Decision: Approved.

Abbots Langley Parish Council

Planning applications considered on 27th March 2013

Appendix B1

1. 13/0229/FUL Valid date: 07/03/2013
Garage Block 3-14 Hillside Close Abbots Langley Hertfordshire - Removal of 11 garages and creation of public car parking spaces with metal parking barriers and 2.4m high timber fencing for Watford Community Housing Trust.
Members questioned the need for a 2.4m high fence and felt 2.0m would be more appropriate. Fencing aside there were no objections.
2. 13/0383/FUL Valid date: 06/03/2013
2 Whitley Close Abbots Langley Hertfordshire WD5 0TH - Single storey rear extension for Mr And Mrs McGarvie.
No objection.
3. 13/0403/FUL Valid date: 08/03/2013
42 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Conversion of loft space into 4 bedrooms with roof alterations including creation of Dutch hips, front and rear dormer windows and rear Juliette Balcony, part conversion of garage and alterations to fenestration for Nightstar Enterprises Ltd.
If this was a new build two storey property a 1.2m gap to the boundary would be required. As a conversion this gap has not been allowed for in the plans, creating possible boundary overhang problems. Members object due to lack of boundary.
4. 13/0361/FUL Valid date: 07/03/2013
The Coach House Coles Farm East Lane Abbots Langley Hertfordshire - Single storey extension with sedum roof and basement with sunken patio, and alterations including removal of existing single storey extensions, re-tiling of roof and alterations to fenestration for Mr And Mrs D Denton.
No objection.
5. 13/0395/FUL Valid date: 11/03/2013
95 Toms Lane Kings Langley Hertfordshire WD4 8NP - First floor side extension and loft conversion with front and rear rooflights for Jason Crosskey.
No objection.
6. 13/0412/FUL Valid date: 13/03/2013
3 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Two storey side and rear extension, front porch and erection of detached garage with extension to driveway for Mr Hutchings.
No objection.
7. 13/0457/FUL Valid date: 19/03/2013
47 Toms Lane Kings Langley Hertfordshire WD4 8NA - Alterations and extensions to existing single storey rear and side extensions, rooflights and photovoltaic cells to front and side roofs for Mr Roger Sharpe.
Members support the installation of photo-voltaic panels on environmental grounds, but would appreciate if guidance could be given to applicants on the appropriateness, type of design and installation of panels in conservation and green belt areas. No objections otherwise.