

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 24th April 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman:	Councillor D J Major
Councillors:	Councillor Mrs S Bedford Councillor Mrs J Bowman Councillor O W Roe
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

489. Apologies for absence

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

490. Declarations of interest

There were no declarations of interest.

491. Public participation

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

492. Planning Decisions from Three Rivers District Council

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

493. 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.

494. Three Rivers District Council - Planning Committee

Councillor Owen Roe attended the meeting on 18th April and reported on planning application 13/0388/FUL - Opposite Tanners Wood School and 3 School Mead, Abbots Langley: Conversion of part of amenity area into parking bays. Members agreed to amend their draft comments submitted to TRDC to clarify that it was the depth of only some of the spaces which they would like taken into consideration to allow sufficient length for longer vehicles. The application was approved.

495. Three Rivers Planning Committee

Councillor Jean Bowman will attend the meeting on 23rd May. Members agreed to defer arrangements for attendance at the following three meetings until after the elections and appointment of committee members.

496. Highways and Transport Matters

Members noted the Order to prohibit all traffic from using part of East Lane, Bedmond, to enable installation of new electricity cables sometime between the period 29th April to 26th May 2013. At the request of members, the officer confirmed with Highways that residents would not be denied access whilst the work is in progress.

497. Appeals

Members noted the appeal against refusal of planning permission: 6 Hilltop Road, Kings Langley 12/2038/FUL. DoE Appeal ref: APP/P1940/D/13/2194812.

The meeting closed at 8.35 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 24th April 2013

Appendix A1

1. **13/0204/FUL** ALPC meeting 27/02/2013

50 Adrian Road Abbots Langley Hertfordshire WD5 0AQ - Erection of two semi-detached houses and one detached dwelling including basement with parking and associated works for Ms Sarah Murray.

ALPC Comment: Despite permission being given to the earlier application 11/2633/FUL members still object to this contrived and cramped backland development. They are concerned that providing second floor loft rooms must not increase the height and that the roof windows will not overlook the adjoining properties.

TRDC Decision: Refused.

Reason: The proposed development would result in an increase in demand for Affordable Housing in the area. There is currently a shortage of Affordable Housing provision within the district. In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990 the proposed development would exacerbate the situation and fail to address this need thus failing to meet the requirements of Policies CP4 and CP8 of the Core Strategy (adopted October 2011) and the Affordable Housing SPD.
2. **13/0205/FUL** ALPC meeting 27/02/2013

63 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Single storey front and side garage extension, rear extension, conversion of existing garage to habitable accommodation, alterations to existing side extension walls and roof for Mr Warren Surin.

ALPC Comment: No objection.

TRDC Decision: Approved.
3. **13/0189/FUL** ALPC meeting 27/02/2013

Waterdell Farm Cottage Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GW - Demolition of existing unstable roadside wall and construction of a new block construction wall with boarded timber panel fence to outside for Miss E A Wilcox.

ALPC Comment: As this property falls within the green belt members would prefer the wall to be rebuilt using the existing bricks where possible and not the boarded timber panel fence proposed.

TRDC Decision: Approved.
4. **13/0191/FUL** ALPC meeting 27/02/2013

198 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Two storey and single storey rear extension and replacement of flat roof to existing single storey rear extension with new shallow pitched roof for Mr Richard Gabriel.

ALPC Comment: No objection.

TRDC Decision: Approved.
5. **13/0468/FUL** ALPC meeting 10/04/2013

19 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Conversion of garage to habitable accommodation for Mr Stephen Brooks.

ALPC Comment: No objection.

TRDC Decision: Approved

Planning applications considered on 24th April 2013

Appendix B1

1. 13/0555/AOD Valid date: 09/04/2013
Phase 3, Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 3 of the Leavesden Park scheme to provide 87 residential dwellings (30 to be affordable homes), hard and soft landscaping, new open space and associated highways and infrastructure works for Bellway Homes (North London).
Members feel there are insufficient visitor parking spaces around the affordable housing areas and request that this application is referred to full committee for consideration.
2. 13/0558/AOD Valid date: 09/04/2013
Phase 4, Land At Leavesden Aerodrome, Aerodrome Way And Land North Of South Way Abbots Langley Hertfordshire - Approval of Details: Details pursuant to condition 2 of outline planning permission 10/2230/OUT comprising the appearance, layout and scale of the buildings and landscaping for Phase 4 of the Leavesden Park scheme to provide 113 residential dwellings (39 to be affordable homes), 1175.88sqm of flexible commercial floorspace (Use Classes A1, A2, A3, A5 and D1), hard and soft landscaping and associated highways and infrastructure works for Bellway Homes (North London).
Members are concerned about the parking arrangements to the front of plots 387-403 and that there may not be sufficient space for manoeuvring into the corner spaces next to the properties. Also that there are insufficient visitor parking spaces around the affordable housing area. Members request that this application is referred to full committee for consideration.
3. 13/0627/ADV Valid date: 05/04/2013
Advertisement Consent: Signage associated with proposed Bovis Homes sales complex for Phase 2 - Development Site At Junction With Langley Lane And Aerodrome Way South Way Abbots Langley for Bovis Homes Ltd.
No objection.
4. 13/0545/FUL Valid date: 12/04/2013
30 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Erection of additional detached two storey dwellinghouse with integral garage, associated landscaping with new vehicular access and parking area and replacement tree to front for Mr S Coleman.
Members object to this application which is a cramped overdevelopment and out of character in the area. The loss of the horse chestnut (T1) with a TPO will result in a loss of amenity as the proposed replacement by a hornbeam (T1(R)), in a different location in front of the existing house, will not provide the same amenity as the current tree in either scale or location. The building line for the new property is set forward from number 30 adding to the loss of open space. The large london plane (T2) in the back garden of the proposed new house will mean the whole garden will be in shade for most of the day and members feel this may result in pressure by the new occupants to remove it. The proposal will result in a loss of light and privacy to the adjoining property number 28. The Parish Council request that this application is referred to Committee for their consideration unless officers and minded to refuse the application.

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5. 13/0645/FUL

Valid date: 09/04/2013

26 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Single storey rear extension for Mr & Mrs John McDermott.

No objection.