

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held on Wednesday 15<sup>th</sup> May 2013 at 7.30pm in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major

Vice-Chairman Councillor Owen Roe

Councillors: Councillor Jean Bowman

Councillor Martin Brooks

Officers: Janet Pearce - Planning and Meetings Officer

On behalf of the Planning and Highways Committee Councillor David Major asked that the considerable contribution and commitment made by Mr Leon Lay, who recently passed away, as past Chairman, Vice-Chairman and Member of the committee should be acknowledged in the minutes.

The Chairman welcomed Councillor Martin Brooks as a new member of the Committee.

The meeting opened at 7:30 pm.

**24. Apologies for absence**

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

**25. Declarations of interest**

There were no declarations of interest.

**26. Public participation**

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

**27. Election of Vice-Chairman**

It was proposed by Councillor Jean Bowman, seconded by Councillor Martin Brooks and **RESOLVED** that Councillor Owen Roe be elected Vice-Chairman for the municipal year 2013-2014. There were no further nominations.

**28. To confirm the Minutes of the previous meeting**

It was proposed by Councillor Mrs Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 13<sup>th</sup> and 27<sup>th</sup> March 2013, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

It was proposed by Councillor Mrs Jean Bowman, seconded by Councillor David Major and **RESOLVED** that the minutes of the meetings held on 10<sup>th</sup> and 24<sup>th</sup> April 2013, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read and were signed by the Chairman as a correct record.

**29. Planning Decisions from Three Rivers District Council**

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

**30. 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.

**31. Three Rivers Planning Committee**

Members will attend the above committee meetings as follows:

20<sup>th</sup> June 2013

Councillor Owen Roe

18<sup>th</sup> July and 15<sup>th</sup> August 2013

Councillor Martin Brooks

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**32. Notice Boards**

The officer reported on the completion of the replacement of all the old Parish Council wooden notice boards. Members discussed the situation regarding problems with the proposed new board at Kings Langley station and due to the detailed requirements by London Midland to obtain permission to install the board on their land, agreed to drop the suggestion of one on this site at present.

**33. Highways and Transport Matters**

Members noted the Order by Hertfordshire County Council to prohibit all traffic from using parts of Sergehill Lane/St Albans Lane and Bedmond Lane, to enable the replacement of water mains, for approximately 7 days during the period 6<sup>th</sup> to 12<sup>th</sup> May 2013.

**34. Appeals**

Members noted the decision by the Planning Inspectorate that the appeal against refusal to grant planning permission 12/2038/FUL - 6 Hilltop Road, Kings Langley, has been dismissed.

**35. Urgent Matters**

Due to deadlines on submission of comments the Chairman agreed to vary the agenda to include two extra items for discussion.

- i. Waterdale Waste Transfer Station, St. Albans Road, Garston:-Members discussed the new planning application for the erection of a 7 bay waste recycling shed and the creation of a weighbridge. They felt the site was of benefit to the community and did not wish to submit any comments to Hertfordshire County Council.
- ii. Leavesden Aerodrome - Residential Street Naming:-The correspondence from Three Rivers District council confirming that the developers have used the suggestions from the Parish Council as to new road names for the development was welcomed by Members. (2012-2013 Minute 451)

The meeting closed at 9.06 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 15<sup>th</sup> May 2013

#### Appendix A1

1. **13/0046/OUT** ALPC meeting 13/02/2013

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.

**ALPC Comment:** 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.

**TRDC Decision:** Approved with conditions - see TRDC planning online for full details.
2. **13/0298/CLED** ALPC meeting 13/03/2013

64 Station Road Kings Langley Hertfordshire WD4 8LB - Certificate of Lawfulness Existing Use: Use of hardstanding in front of property for parking since the 1980s for Mrs Karen Berdinner.

**ALPC Comment:** Noted.

**TRDC Decision:** Approved
3. **13/0287/CLED** ALPC meeting 13/03/2013

Verulam Nursery Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Certificate of Lawfulness Existing Use: Use of part of land as builders yard for Mr Clive Lewis Hodgins.

**ALPC Comment:** Noted.

**TRDC Decision:** Withdrawn
4. **13/0342/FUL** ALPC meeting 13/03/2013

64 Toms Lane Kings Langley Hertfordshire WD4 8NB - Construction of wooden decking 0.95m above ground level in the rear garden for Mr Paul Roach.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
5. **13/0388/FUL** ALPC meeting 13/03/2013

Opposite Tanners Wood School And Number 3 School Mead Abbots Langley Hertfordshire - District Council Application: Conversion of part of amenity area into parking bays (up to 17 spaces) and re-surfacing of existing parking area for Three Rivers District Council.

**ALPC Comment:** Members are in favour of the increased parking provision but would like the depth of some of the spaces to be taken into consideration to allow sufficient length for longer vehicles/vans to prevent them from projecting onto the roadway.

**TRDC Decision:** Approved

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6. 13/0055/FUL ALPC meeting 13/03/2013  
Harefield Bungalow Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QT - Demolition of existing bungalow and erection of new chalet bungalow with front dormer windows and rear balcony, detached double garage and hardstanding to front for Ms H Aston.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
7. 13/0299/FUL ALPC meeting 13/03/2013  
Adrian House High Street Abbots Langley Hertfordshire - Replacement of doors and glazing to two entrance halls including windows above (timber frames with single glazing to be replaced with brown finish powder coated Aluminium and PVC frames and toughened safety double glazed windows) for Mrs P C Bryant.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
8. 13/0229/FUL ALPC meeting 27/03/2013  
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.  
**ALPC Comment:** Members questioned the need for a 2.4m high fence and felt 2.0m would be more appropriate. Fencing aside there were no objections.  
**TRDC Decision:** Approved
9. 13/0383/FUL ALPC meeting 27/03/2013  
2 Whitley Close Abbots Langley Hertfordshire WD5 0TH - Single storey rear extension for Mr And Mrs McGarvie.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
10. 13/0403/FUL ALPC meeting 27/03/2013  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved
11. 13/0361/FUL ALPC meeting 27/03/2013  
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.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Refused  
**Reasons:** Including inappropriate development in the greenbelt. See TRDC planning online for full details.

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12. 13/0395/FUL ALPC meeting 27/03/2013  
95 Toms Lane Kings Langley Hertfordshire WD4 8NP - First floor side extension and loft conversion with front and rear rooflights for Jason Crosskey.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
13. 13/0412/FUL ALPC meeting 27/03/2013  
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.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Withdrawn
14. 13/0338/FUL ALPC meeting 10/04/2013  
Plot 221 And 222 Phase 2, Land at Leavesden Aerodrome, Aerodrome Way and land north of South Way, Abbots Langley - Proposed Bovis Homes sales complex including location of show house, sales office and associated visitors parking for a temporary period (maximum of 5 years) for Bovis Homes Ltd.  
**ALPC Comment:** Members feel the provision of six parking spaces is inadequate and should be increased to prevent visitors parking in Aerodrome Way which is a busy main road, in an industrial area, on a bus route. They have concerns about parking on the grass verges and over the marked cycle route. No objections otherwise.  
**TRDC Decision:** Approved
15. 13/0516/FUL ALPC meeting 15/05/2013  
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part demolition of existing dwelling and erection of front, side and rear extensions and first floor level to create two storey dwelling with front gable feature and dormer windows Single storey side and rear extension, new roof incorporating dormer windows for R Lewis.  
**ALPC Comment:** Withdrawn before consideration.  
**TRDC Decision:** Withdrawn

## Abbots Langley Parish Council

### Planning applications considered on 15<sup>th</sup> May 2013

#### Appendix B1

1. **13/0677/FUL** Valid date: 16/04/2013  
189 Toms Lane Kings Langley Hertfordshire WD4 8PA - Single storey rear extension and installation of window to side elevation for Mr Gordon Mackenzie.  
**Members object to this application which enlarges the footprint of the existing dwelling by over 40% and demonstrates no special circumstances to justify the development in the green belt.**
2. **13/0648/FUL** Valid date: 19/04/2013  
9 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Single storey side extension for Mr L Ayers.  
**No objection.**
3. **13/0691/FUL** Valid date: 22/04/2013  
39A Abbots Road Abbots Langley Hertfordshire WD5 0AY - 39A Abbots Road Abbots Langley Hertfordshire WD5 0AY for Mr N Cousens.  
**No objection.**
4. **13/0747/FUL** Valid date: 26/04/2013  
16 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Single storey rear extension and internal alterations and alterations to land levels (amendment to planning permission 12/1072/FUL) for Mr D Jaques.  
**No objection.**
5. **13/0758/FUL** Valid date: 29/04/2013  
14 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Single storey front, side and rear extension and two storey side and rear extensions for Mr And Mrs Wakely.  
**No objection.**
6. **13/0744/FUL** Valid date: 03/05/2013  
129A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Two storey rear extension, first floor side extension and entrance porch for Mr Lee Mussett.  
**Members have no objection in principal to this application but feel that the neighbours privacy should be taken into consideration and the floor to ceiling glazed panel on the south west elevation should be obscure glazing.**
7. **13/0753/FUL** Valid date: 03/05/2013  
111 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Extension to basement for Mrs Sexton-Adams.  
**No objection.**
8. **13/0754/RSP** Valid date: 03/05/2013  
70B Station Road Kings Langley Hertfordshire WD4 8LB - Retrospective: Erection of a covered timber outbuilding for storage purposes (request for 3 year temporary consent) for Mr William Gerrard.  
**Members feel there is insufficient information and clarification is needed with regard to the usage of the building within the greenbelt and request that this application is referred to full committee for consideration.**