

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held on Wednesday 5th June 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 Derryck Croker
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

36. Apologies for absence

Apologies were received, accepted and recorded from Councillor Martin Brooks (unwell) and Councillor Angela Laval (unavailable).

37. Declarations of interest

There were no declarations of interest.

38. Public participation

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

39. Planning Decisions from Three Rivers District Council

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

40. 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.

41. St Albans City and District Council

Members agreed that they wish to continue to receive notice of any Local Plan consultations from St Albans City and District Council in particular those adjoining the parish boundaries and also with regard to the proposed redevelopment of the BRE site.

42. Highways and Transport Matters

- i. Members noted the temporary closing of various roads in the area during the St Albans Half Marathon on Sunday 9th June 2013.
- ii. Members also noted the temporary closing and waiting restrictions in various roads in Abbots Langley to enable highway maintenance works to take place.

43. Urgent Matters

Due to deadlines by Three Rivers District Council, the Chairman agreed to vary the agenda to include the following item:

Following the committee's comments submitted on 16th May 2013 in relation to planning application 12/2385/RSP - 70B Station Road, Kings Langley, it has been pointed out that the property does not fall within the greenbelt. Members agreed to amend their comments accordingly.

The meeting closed at 8.21 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 5th June 2013

Appendix A1

1. 13/0457/FUL ALPC meeting 27/03/2013

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.

ALPC Comment: 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.

TRDC Decision: Approved with conditions - See TRDC planning online for details.
2. 13/0485/FUL ALPC meeting 10/04/2013

1 Coles Farm Chequers Lane Abbots Langley Hertfordshire WD25 0GL - Demolition of outbuilding and erection of single storey rear extension and insertion of new window for Mr N Rigby.

ALPC Comment: No objection.

TRDC Decision: Approved
3. 13/0470/FUL ALPC meeting 10/04/2013

A T Oliver & Sons Ltd, Home Park Works Station Road Kings Langley Hertfordshire WD4 8LW - New farm track for use as a secondary access to the south yard for A T Olivers And Sons Limited.

ALPC Comment: No objection.

TRDC Decision: Withdrawn
4. 13/0471/FUL ALPC meeting 10/04/2013

4 Balmoral Road Abbots Langley Hertfordshire WD5 0ST - Conversion of garage to habitable accommodation with new bay window to front and two rear rooflights for Mr And Mrs Brady.

ALPC Comment: No objection but members expressed concerns about the loss of the garage.

TRDC Decision: Approved
5. 13/0482/FUL ALPC meeting 10/04/2013

Pimlico House Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA - Erection of black painted steel electric gates and brick piers to front and side vehicular entrances with fencing and associated works for Mr Martin Dean.

ALPC Comment: Members have no objections to the main entrance and gates but feel the side gates should be set back along the drive to allow sufficient room in front for vehicles to safely pull off this narrow road, on a bend, in order to gain access.

TRDC Decision: Approved
6. 13/0514/FUL ALPC meeting 10/04/2013

8 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Demolition of existing garage and erection of single storey rear extension and two storey side extension for Mr And Mrs Bishop.

ALPC Comment: No objection but members expressed concerns about the loss of the garage.

TRDC Decision: Approved

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7. **13/0504/FUL** ALPC meeting 10/04/2013
196 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Two storey and single rear extension, replacement of existing garage and single storey side extension for Mr And Mrs N Collier.
ALPC Comment: No objection.
TRDC Decision: Approved
8. **13/0586/LBC** ALPC meeting 10/04/2013
1 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Single storey side extension for Mr S Thomas.
ALPC Comment: No objection.
TRDC Decision: Approved
9. **13/0627/ADV** ALPC meeting 24/04/2013
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.
ALPC Comment: No objection.
TRDC Decision: Approved

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Planning applications considered on 5th June 2013

Appendix B1

1. **13/0820/FUL** Valid date: 14/05/2013
106 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - Single storey rear extension with two Velux rooflight windows and internal alterations for Mr C Short.
No objection.
2. **13/0824/FUL** Valid date: 15/05/2013
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part demolition of existing dwelling and erection of two storey front, side and rear extensions to create two storey dwelling with front gable feature and front and rear dormer windows and installation of carriage driveway for Mr R Lewis.
No objection.
3. **13/0775/FUL** Valid date: 20/05/2013
Yew Cottage Kitters Green Abbots Langley Hertfordshire WD5 0ET - Erection of detached garden building and re-building of boundary wall to site for Mrs Alison Biggs.
No objection.
4. **13/0776/LBC** Valid date: 20/05/2013
Yew Cottage Kitters Green Abbots Langley Hertfordshire WD5 0ET - Listed Building Consent: Erection of detached garden building and re-building of boundary wall to site for Mrs Alison Biggs.
No objection.
5. **13/0852/RSP** Valid date: 20/05/2013
20 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RE - Retrospective: Change of use for mixed use ie: residential and workspace on the ground floor (Commercial) for Mr Mark Evans.
Members have no objection to this mixed use application as long as sufficient parking spaces are provided for the proposed commercial activity. They do, however, question the suitability of the replacement UVPC window frames within the Hunton Bridge conservation area.
6. **13/0878/FUL** Valid date: 21/05/2013
83 Wharf Way Hunton Bridge Kings Langley Hertfordshire WD4 8FN - Two storey rear extension for Mr Leong.
No objection.
7. **13/0908/FUL** Valid date: 22/05/2013
8 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QB - Demolition of existing conservatory and erection of single storey rear extension for Mr F Pacelli.
No objection.
8. **13/0603/AOD** Valid date: 27/05/2013
Phase 2, 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 2 of the Leavesden Park Scheme to provide 99 residential dwellings (including 35 affordable dwellings), hard and soft landscaping with associated highways and infrastructure works (amendment to reserved matters approval 12/1214/AOD to include external

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and internal amendments to affordable house plots 156-164 and 173-180 only; external and internal amendments to affordable apartment block 2J - plots 194-211 - including minor alteration to footprint; and change to design of garage doors) for Bovis Homes Ltd.

Members welcome the amendments to the approved plans, in order to meet the required standards, with regard to the internal layout of the affordable housing and also the changes to the garage doors, for security reasons, on the open market dwellings.