

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 7th August 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major
Vice-Chairman: Councillor Owen Roe
Councillors: Councillor Martin Brooks
Councillor Derryck Croker
Councillor Angela Laval

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

108. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jean Bowman (other commitment).

109. Declarations of interest

There were no declarations of interest.

110. Public participation

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

111. Planning Decisions from Three Rivers District Council

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

112. 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. Councillor David Major gave a brief summary of the history to planning application 13/1403/RSP - 50 Adrian Road, Abbots Langley. Following the principal of development being accepted in May 2012 (11/2633/FUL), despite objections from the Parish Council, the developer submitted a new proposal under reference 13/0204/FUL for a similar scheme with the properties switched round and without the basements beneath the semi detached houses, to which the Parish Council again objected. This application was acceptable to the District Council in planning terms, however, the developer failed to pay the affordable housing contribution and the application was refused. The new scheme (13/1403/RSP) is a resubmission of the previous application and the financial agreement for affordable housing has been agreed.

113. Three Rivers District Council - Planning Committee

As no member of the committee was able to attend the meeting on 18th July, no report was given.

114. Hertfordshire County Council

i. Highways Liaison Meeting

Following discussion on the current state of some roads within the parish, it was agreed that Councillors David Major and Martin Brooks will attend the next meeting on 21st October 2013 in the Penn Chamber at Three Rivers House.

ii. Hertfordshire Waste Site Allocations Local Development Document

Members noted the submission of the above document to the Planning Inspectorate on 24th June 2013, for independent public examination. Documents can be viewed on the County Council's website www.hertsdirect.org.

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iii. Waterdale Waste Transfer Station - St Albans Road, Garston

Members welcomed the decision to permit as proposed the above planning application (8/1125-13) - demolition of an existing timber structure currently used for storage of recyclable material, the erection of a new 7 bay waste recycling shed and the creation of a weighbridge.

115. Highways and Transport Matters

Members noted the temporary closing of that length of Old House Lane, from its junction with Langleybury Lane westwards and south westwards to its junction with Bucks Hill for approximately 5 days between 19th and 23rd August. Alternative signed routes will be provided.

116. Correspondence

Members noted the correspondence from Three Rivers District Council regarding the cars on the site at Southbend, Station Road, Kings Langley and the lawful area permitted by Lawful Development Certificate 05/0032/CLED.

The meeting closed at 8.50 pm.

Signed: _____

Dated: _____

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7. 13/0603/AOD ALPC meeting 05/06/2013
- 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 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.
- ALPC Comment:** 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.
- TRDC Decision:** Approved
8. 13/0929/FUL ALPC meeting 26/06/2013
- 37 Adrian Road Abbots Langley Hertfordshire WD5 0AG - Single storey rear extension, loft conversion with hip-to-gable alteration and front and rear dormer windows including alterations to the existing rear extension at first floor level for Mr and Mrs John and Alex Boyd.
- ALPC Comment:** Members object to this application in relation to the severe impact of the large front and side roof extension on the street scene, considering it to be out of keeping and incompatible with the existing properties.
- TRDC Decision:** Approved with conditions - See TRDC Planning Online for details.
9. 13/0919/RSP ALPC meeting 26/06/2013
- 56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Part retrospective: Demolition of existing outbuilding and erection of new outbuilding/barn for Mrs Elaine Ferazzanno.
- ALPC Comment:** Members object to this retrospective application considering it to be overdevelopment in the green belt, with the new outbuilding/barn considerably larger than the original. They are concerned about the impact on the neighbours due to the increase in overall size and height and feel a condition should be made that the building is used solely for storage and not residential accommodation.
- TRDC Decision:** Refused
- Reason:** The development by reason of its scale, including excessive height, width and depth, design and siting results in an inappropriate and overly prominent development to the detriment of the openness and rural character of the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the openness of the Metropolitan Green Belt. This is contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Saved Policies GB1 and GB7 of the Three Rivers Local Plan 1996-2011 and Policy DM2 of the Development Management Policies LDD (Proposed Submission Version).
10. 13/0773/FUL ALPC meeting 26/06/2013
- 47 The Crescent Abbots Langley Hertfordshire WD5 0DR - Single storey front, side and rear extension for Mr And Mrs Jokiel.
- ALPC Comment:** Members are concerned about the close proximity of 0.60 metres to the adjoining property, of the extension on the south side.
- TRDC Decision:** Approved with conditions - See TRDC Planning Online for details.

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11. 13/0890/FUL

ALPC meeting 26/06/2013

8A Bucknalls Close And Parkview Watford WD25 9NB - Demolition of 8A and 8B Bucknalls Close and extension of Parkview, rear extensions to 6 existing flats, and extensions and alterations to 3 flats (bedsits) to convert into 3 Houses of Multiple Occupation (HMOs) for 6 people for Mr J K Rudkin.

ALPC Comment: Members feel there is insufficient information to comment with regard to the extensions and alterations to the existing flats in Parkview as there are no floor plans available for this part of the property. Members request that this application is referred to full committee for consideration.

TRDC Decision: Approved with conditions - See TRDC Planning Online for details.

12. 13/0962/FUL

ALPC meeting 26/06/2013

190 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Demolition of existing garage and replacement single storey side extension, porch to front elevation, internal alterations, fenestration changes and alteration to driveway for Mr J Wilson.

ALPC Comment: No objection.

TRDC Decision: Approved

Planning applications considered on 7th August 2013

Appendix B1

1. 13/1131/FUL Valid date: 26/06/2013
135A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of conservatory and single storey extension with recessed balcony over and additional rendering of external elevations for Promise Promo.
Having deferred discussion from the last meeting in order to consider the comments from the landscape officer, members have no objection to the application providing his views with regard to the protected trees are observed and monitored.
2. 13/1074/FUL Valid date: 12/07/2013
Garston Manor School Horseshoe Lane Watford WD25 7HR - New build school and associated landscaping to replace existing Garston Manor School, existing school to be demolished for Wates Construction Ltd.
Members have no objections and welcome this new school development.
3. 13/1145/FUL Valid date: 09/07/2013
10 Garden Road Abbots Langley Hertfordshire WD5 0ES - Demolition of existing conservatory and erection of single-storey rear/side extension and internal alterations (renewal of 10/1203/FUL). for Mr S Whelan.
No objection.
4. 13/1173/FUL Valid date: 12/07/2013
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Variation of Conditions 2 and 3 of planning permission 12/2169/FUL for a new permanent workshop building to allow: Substitution of plans to reflect minor amendments to building design and improvements to internal Studio roundabout and retention of existing store building for a minimum of two years from first occupation of the workshop due to significant existing production commitments for Warner Bros. Studios Leavesden.
No objection.
5. 13/1205/FUL Valid date: 15/07/2013
4 Hemsley Road Kings Langley Hertfordshire WD4 8TD - Single storey rear extension for Mr And Mrs Brentnall.
No objection.
6. 13/1352/RSP Valid date: 18/07/2013
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Part Retrospective : Exterior filming tank with associated hard-standing, drainage works and access road and spoil storage for Warner Bros. Studios.
Members have no objections to the application but expressed concerns with regard to the additional water required for the tank and that it should have no detrimental effect on the service to supply residential properties in the area.
7. 13/1281/FUL Valid date: 22/07/2013
56 Toms Lane Kings Langley Hertfordshire WD4 8NB - Two storey side and rear extension for Mr M Stanbridge.
Members regret the loss of a garage and have concerns regarding the narrow gap of 1 metre between the proposed extension and the adjoining property.

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8. 13/1295/FUL Valid date: 22/07/2013
31 The Crescent Abbots Langley Hertfordshire WD5 ODR - Single storey rear extension and alterations to flank fenestration. for Mrs Debbie Hewson.
No objection.
9. 13/1322/FUL Valid date: 18/07/2013
6 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Partial demolition of garage and existing single storey rear extensions, conversion of remaining garage to habitable accommodation, single storey side extension, new chimney to side and part single, part two storey rear extension including remodelling of roof for Mr And Mrs D Halewood.
No objection.
10. 13/1253/FUL Valid date: 24/07/2013
90 Upper Highway Abbots Langley Hertfordshire WD5 OJE - Single storey rear extension, side extension including incorporation of existing store and new roof to front bay and porch for Mr & Mrs S Holland.
No objection.
11. 13/1403/RSP Valid date: 25/07/2013
Kozycot 50 Adrian Road Abbots Langley Hertfordshire - Part retrospective: Erection of two new semi-detached houses and one detached house including basement with parking, landscaping and associated work (resubmission of 13/0204/FUL) for Ms Sarah Murray.
Members appreciate the planning history with regard to this site and that the application will be approved, however they still object to this contrived and cramped backland development. They are concerned that providing second floor rooms must not increase the height or overlook the adjoining properties. Planting of replacement trees/landscaping should be encouraged around the boundaries to help provide some privacy for neighbouring resident's gardens.