

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 9th October 2013 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major
Vice-Chairman: Councillor Owen Roe
Councillors: Councillor Gloria Keaveny
Officers: Janet Pearce - Planning and Meetings Officer

The Chairman welcomed Councillor Gloria Keaveny as a new member of the Committee. (Minute 163.)

The meeting opened at 7:30 pm.

166. Apologies for absence

Apologies were received, accepted and recorded from Councillor Angela Laval and Councillor Derryck Croker (unavailable), Councillor Jean Bowman (unwell) and Councillor Martin Brooks (other commitment).

167. Declarations of interest

There were no declarations of interest.

168. Public participation

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

169. Planning Decisions from Three Rivers District Council

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

170. 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.

171. Consultations

After some discussion on the merits of 20 mph zones in Abbots Langley High Street, as opposed to 20 mph speed limits, it was agreed to defer any further discussion on the Hertfordshire County Council's new guidance on "Setting Local Speed Limits" until the next meeting to allow time for members to examine the document.

172. Cycle Racks

In order to consider the possible provision of more cycle racks in the parish, members requested further information on their current locations, this will then be discussed at the next meeting.

173. Highways and Transport Matters

- i. Members were in full support of the new waiting restrictions to be introduced at Bridge Road, Hunton Bridge and Parmiters School, High Elms Lane.
- ii. Members noted the temporary closing of High Street, Bedmond and Bedmond Road, Abbots Langley, to enable highway maintenance works to take place, for approximately 5 days, sometime during the period 28th October 2013 and 28th April 2014.

174. Appeals

Members noted the decision by the Planning Inspectorate that the appeals against the refusal to grant the following planning permissions have been dismissed:-

- i. Planning Application 12/1180/FUL - Land rear of 78 High Street, Abbots Langley WD5 0AW.

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- ii. Planning Applications 12/1114/LBC and 12/1110/FUL - The White Hart House, Serge Hill Lane, Bedmond WD5 0RT.

The meeting closed at 8.45 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 9th October 2013

Appendix A1

1. 13/1074/FUL ALPC meeting 07/08/2013
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.
ALPC Comment: Members have no objections and welcome this new school development.
TRDC Decision: Approved
2. 13/1173/FUL ALPC meeting 07/08/2013
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.
ALPC Comment: No objection.
TRDC Decision: Approved
3. 13/1352/RSP ALPC meeting 07/08/2013
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.
ALPC Comment: 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.
TRDC Decision: Approved
4. 13/1281/FUL ALPC meeting 07/08/2013
56 Toms Lane Kings Langley Hertfordshire WD4 8NB - Two storey side and rear extension for Mr M Stanbridge.
ALPC Comment: 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.
TRDC Decision: Approved
5. 13/1322/FUL ALPC meeting 07/08/2013
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.
ALPC Comment: No objection.
TRDC Decision: Approved

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6. **13/1253/FUL** ALPC meeting 07/08/2013
90 Upper Highway Abbots Langley Hertfordshire WD5 0JE - Single storey rear extension, side extension including incorporation of existing store and new roof to front bay and porch for Mr & Mrs S Holland.
ALPC Comment: No objection.
TRDC Decision: Approved
7. **13/1403/RSP** ALPC meeting 07/08/2013
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.
ALPC Comment: 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.
TRDC Decision: Approved with conditions - See TRDC online for full details.
8. **13/1388/FUL** ALPC meeting 28/08/2013
Opposite No 116-122 Hazelwood Lane Abbots Langley Hertfordshire - Conversion of part of amenity green/grass verge into parking bays for up to five cars for Three Rivers District Council.
ALPC Comment: Members are in favour of some off street parking in the area but have concerns that visibility will be obstructed by the parked cars and request that the site lines are reviewed to preserve safety.
TRDC Decision: Withdrawn
9. **13/1276/CLED** ALPC meeting 28/08/2013
52 High Acres Abbots Langley Hertfordshire WD5 0JD - Certificate of Lawfulness - Existing Use: Porch to be erected at front of house brick built with small window to side for ventilation door to front for access to main front door of house car hardstanding to be created from public footpath to porch of house for Mr John O'Connor.
ALPC Comment: No objection.
TRDC Decision: Part approved/part refused
10. **13/1497/FUL** ALPC meeting 28/08/2013
20 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU - First floor rear extension for Mr M Dray.
ALPC Comment: No objection.
TRDC Decision: Approved
11. **13/1482/FUL** ALPC meeting 28/08/2013
15 Edson Close Leavesden Watford Hertfordshire WD25 7BX - Conversion of garage into habitable accommodation for Mr & Mrs M Duffy.
ALPC Comment: No objection. Members request that the new window is in keeping with those on the upper two floors.
TRDC Decision: Approved with conditions - see TRDC planning online for details.

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Planning applications considered on 9th October 2013

Appendix B1

1. **13/1654/FUL** Valid date: 11/09/2013
9 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Replacement single storey side and rear extension for Mr Robert Heaver.
No objection.
2. **13/1678/FUL** Valid date: 11/09/2013
7 Dellmeadow Abbots Langley Hertfordshire WD5 0BA - First floor front and rear extensions for Mr David Smiton.
No objection.
3. **13/1687/FUL** Valid date: 16/09/2013
8 Greenways Abbots Langley Hertfordshire WD5 0EU - Single storey side/rear extension and two storey side extension for Mr P Hobbs.
No objection.
4. **13/1709/FUL** Valid date: 20/09/2013
8 Woodlands Road Nash Mills Hemel Hempstead HP3 8RZ - First floor side and rear extension for Mr G Johnson.
Members have concerns about the effect on the neighbouring property of this two storey extension adjacent to the boundary.
5. **13/1786/PDNA** Valid date: 26/09/2013
Well Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SN - Permitted Development Notice Agriculture: Erection of replacement agricultural building for Terry Kenealy.
No objection.
6. **13/1743/DIS** Valid date: 28/09/2013
Development Site At Junction With Langley Lane And Aerodrome Way South Way Abbots Langley Hertfordshire - Discharge of Condition 3 (Landscaping) and Condition 4 (Landscape Management Plan) of application 13/1117/AOD: Approval of details: Details pursuant to Condition 2 of outline planning permission 10/2230/OUT comprising the appearance, landscaping, layout and scale of the buildings and landscaping for Phase 1 of the Leavesden Park Scheme scheme to provide 123 residential dwellings (including 44 affordable dwellings) and 1096sqm of flexible commercial floorspace (Use classes A1, A2, A3, A5 and D1), a new public square, hard and soft landscaping, new open space and a childrens play area with associated highways and infrastructure works for Bellway Homes.
No objection.
7. **13/1749/DIS** Valid date: 28/09/2013
Development Site At Junction With Langley Lane And Aerodrome Way South Way Abbots Langley Hertfordshire - Discharge of Condition 14 (Highway Works) of Application 10/2230/OUT: Outline Application: For the construction of up to 425 dwellings, flexible mixed use centre comprising 2,350m² of A1, A2, A3, A5 and D1 uses, hotel (8,500m²), and associated parking, means of access and associated infrastructure works and use of agricultural land (The Horse field) and the former Furtherfield tip for public open space. (Matters reserved: Appearance, Landscaping, Layout and Scale). In pursuance of its powers under the above-mentioned Acts and the Orders and Regulations for the time being in force thereunder, the Council as Local Planning Authority hereby GRANTS OUTLINE PLANNING PERMISSION, (in accordance with the provisions of Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995), to the development proposed by you in your application as set out above and shown on

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plan numbers: SK-08 REV A, 193301F/OEEP, FIGURE 8 REV B, FIGURE 9 REV B, 193301F/SP, 193301F/1MP, 193301F/BH, 193301F/PP, 193301F/BDP, accompanying the application. for Bellway Homes.

No objection.

8. 13/1720/FUL

Valid date: 30/09/2013

171 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Two storey and single storey rear extension, insertion of a dormer to the front elevation and creation of a raised patio to the rear with an undercroft for Mr T Warne.

No objection.