

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 15<sup>th</sup> January 2014 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 Councillor Derryck Croker Councillor Gloria Keaveny
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **294. Apologies for absence**

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

### **295. Declarations of interest**

Councillor David Major declared a personal interest in Agenda Item 6. Appendix B6., as Chairman of West Herts. Crematorium Joint Committee.

### **296. Public participation**

Mr Jimmy Cash had signed in and requested to speak on item 4, appendix B1, planning application 13/2256/FUL.

Mr Barrie Irvine had signed in and requested to speak on items 10 and 11, appendix B1, planning applications 13/2390/FUL and 13/2392/ADV.

### **297. To confirm the Minutes of the previous meeting**

It was proposed by Councillor Gloria Keaveny, seconded by Councillor Derryck Croker and **RESOLVED** that the minutes of the meetings held on 20<sup>th</sup> November and 4<sup>th</sup> and 18<sup>th</sup> December, 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.

### **298. Planning Decisions from Three Rivers District Council**

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

### **299. 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.

The Chairman varied the order of discussion to allow the members of the public present to speak first:

- i. Mr Cash spoke in favour of planning application 13/2256/FUL, explaining the need for an increase in pitches to accommodate his family.
- ii. Mr Irvine spoke against planning applications 13/2390/FUL and 13/2391/ADV. The Committee agreed that as his objections mainly related to commercial and not planning aspects, he should address the full Parish Council at the next appropriate meeting.

### **300. Grand Union Canal to Abbots Langley Cycle Routes**

Members discussed the reply from Hertfordshire Highways to the committee's concerns regarding the safety issues at the crossing point on the A41 and agreed further comments to be submitted to include the request for a controlled pedestrian crossing.

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**301. Consultations**

Hertfordshire's Travel Plan Guidance for Business and Residential Development

Members discussed and agreed that they did not wish to comment at this time on the above consultation.

**302. Highways and Transport Matters**

Members noted the temporary closure of various roads and footways in the area for the duration of the Watford Half Marathon on 2<sup>nd</sup> February 2014.

**303. Correspondence**

Members noted the correspondence sent to Hertfordshire Highways, with regard to speeding vehicles along Station Road, Kings Langley.

The meeting closed at 9.25 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 15<sup>th</sup> January 2014

#### Appendix A1

1. 13/0545/FUL ALPC meeting 24/04/2013

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.

**ALPC Comment:** 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 are minded to refuse the application.

**TRDC Decision:** Approved with Conditions - see TRDC Planning Online for details.
2. 13/1936/FUL ALPC meeting 20/11/2013

28 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of existing garage and erection of two storey side and rear extension and single storey rear extension for Ms Ella Lawes.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
3. 13/1772/RSP ALPC meeting 20/11/2013

42 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Erection of a detached garage for Grenade Film Services Ltd.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
4. 13/1967/FUL ALPC meeting 20/11/2013

30 Gallows Hill Kings Langley Hertfordshire WD4 8LU - Demolition of existing garage and outbuilding and erection of a single storey side and rear extension for Mr & Mrs J Watkins.

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

**TRDC Decision:** Approved
5. 13/2082/FUL ALPC meeting 20/11/2013

37 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ - Conversion of garage into habitable accommodation. for Mrs Lorena Duke.

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

**TRDC Decision:** Approved

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6. **13/2088/FUL** ALPC meeting 04/12/2013
- The Swan Public House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SH - Change of use of the Swan Public House and first floor flat to a dwellinghouse, alterations, conversion of retained outbuilding to home office, demolition of outbuilding and erection of detached outbuilding for Mrs Sharon Axcell.
- ALPC Comment:** Members have no objection in principle but have concerns regarding obstruction to the footpath during alterations.
- TRDC Decision:** Approved
7. **13/2070/LBC** ALPC meeting 04/12/2013
- The Swan Public House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SH - Listed Building Consent: Change of use of the Swan Public House and first floor flat to a dwellinghouse, alterations, conversion of retained outbuilding to home office, demolition of outbuilding and erection of detached outbuilding for Mrs Sharon Axcell.
- ALPC Comment:** Members have no objection in principle but have concerns regarding obstruction to the footpath during alterations.
- TRDC Decision:** Approved
8. **13/2098/FUL** ALPC meeting 04/12/2013
- 18 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Alterations to roof to include extension to rear and side to allow first floor accommodation served by rooflights to front and side and Juliet balconies to rear and erection of canopy to front elevation. for Mr Gordon Kampta.
- ALPC Comment:** No objection.
- TRDC Decision:** Refused
- Reason:** The proposed alterations to the roof, by reason of the excessive width, depth, scale, bulk and massing would result in disproportionate additions over and above the original building and create a prominent addition relative to the existing building. There would be encroachment of built form into the Green Belt at first floor level and the development would have an adverse impact on the openness of the Metropolitan Green Belt. The development would be an inappropriate form of development within the Metropolitan Green Belt and would result in harm to the openness of the Green Belt. No special circumstances exist to outweigh the harm of the development to the openness of the Green Belt. As such the proposal is contrary to Policy CP11 of the Core Strategy (adopted Oct 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).
9. **13/2068/FUL** ALPC meeting 04/12/2013
- 103 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Two storey rear extension, single storey side extension, front extension and alterations to existing garage to include conversion to habitable accommodation and alterations to roof for Mr Peter Murphy.
- ALPC Comment:** Members have no objection but regret the loss of the garage.
- TRDC Decision:** Approved
10. **13/2066/FUL** ALPC meeting 04/12/2013
- Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Full planning permission for the construction of a new permanent sound stage with associated parking and hard landscape work and temporary (18 months) construction access on to South Way. for Warner Bros. Studios Leavesden.

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**ALPC Comment:** Members have no objection but are concerned that considering the amount of construction traffic from the existing housing development, this proposal will put increased demand on South Way.

**TRDC Decision:** Approved

**11. 13/2252/FUL**

ALPC meeting 18/12/2013

Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Part change of use from Class D1 (Public Hall) to Class A3 (Restaurant/Cafe) with associated alterations to fenestration including relocation of main entrance, internal alterations and erection of internally illuminated fascia sign. for Mr Simon Ash.

**TRDC Decision:** Withdrawn

**12. 13/2253/ADV**

ALPC meeting 18/12/2013

Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Advertisement Consent: Erection of internally illuminated fascia sign and externally illuminated cabinet display unit to front elevation of building. for Mr Simon Ash.

**TRDC Decision:** Withdrawn

## Abbots Langley Parish Council

### Planning applications considered on 15<sup>th</sup> January 2014

#### Appendix B1

1. 13/2195/FUL Valid date: 16/12/2013  
182 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Erection of two storey front, side and rear extension with internal alterations for Mr Neil Hickey.  
**No objection.**
2. 13/2258/FUL Valid date: 16/12/2013  
Kenwood Farm Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8RY - Replacement light industrial building to be used as vehicle workshop for Mr Terry Kenealy.  
**Members have no objections providing the conditions requested by the Environment Agency regarding trade effluent are implemented.**
3. 13/2164/CLED Valid date: 13/12/2013  
The Old Mill Cottage Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8QZ - Certificate of Lawfulness Existing Use: Use as an independant residential dwelling for Mr David Scott.  
**Members note this application and hope the applicant can provide sufficient information to substantiate its use as a residence for the qualifying period.**
4. 13/2256/FUL Valid date: 16/12/2013  
Land Between Langleybury Lane And Old House Lane Langleybury Lane Langleybury Hertfordshire - Use of land for the stationing of caravans for residential purposes for 3 no. gypsy pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use. for Mr Jimmy Cash.  
**Members object to the increase in pitches on this site within the green belt and request that the application is referred to full committee for consideration.**
5. 13/2218/FUL Valid date: 17/12/2013  
89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension, first floor side bay window projection and erection of raised terrace to rear for Mr R Coulson.  
**No objection.**
6. 13/2246/FUL Valid date: 19/12/2013  
West Hertfordshire Crematorium High Elms Lane Watford WD25 0JS - Erection of a detached toilet block in existing car park for West Herts Creamatorium Joint Committee.  
**No objection.**
7. 13/2341/FUL Valid date: 20/12/2013  
10 Standfield Abbots Langley Hertfordshire WD5 0BB - Single storey side and rear extension and front porch alterations for Mr B Philips.  
**No objection.**
8. 13/2267/FUL Valid date: 23/12/2013  
Ruslings Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Single storey front extension. Alteration to roof including raising of ridge, front dormers and lifting of side and rear walls to create first floor accommodation. for Mr & Mrs S Pattison.  
**No objection.**

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9. 13/2331/FUL Valid date: 31/12/2013  
21 Broomfield Rise Abbots Langley Hertfordshire WD5 OHJ - Single storey side and front extension with storm porch to front for Mr J Mundy.  
**Withdrawn.**
10. 13/2390/FUL Valid date: 30/12/2013  
Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Part change of use from Class D1 (Public Hall) to Class A3 (Restaurant/Cafe) with associated alterations to fenestration including relocation of main entrance, internal alterations and erection of internally illuminated fascia sign for The Henderson Hub Company Ltd.  
**Members have no objections to the part change of use to A3 but do object to the illuminated fascia sign and contemporary glass door which are both out of keeping with this historic building within the conservation area. They also object to the safety/fire issues of the design of the new doors which should be set back from the building frontage which adjoins the public footpath and open outwards.**
11. 13/2391/ADV Valid date: 30/12/2013  
Henderson Memorial Hall High Street Abbots Langley Hertfordshire - Advertisement Consent: Erection of internally illuminated fascia sign and externally illuminated cabinet display unit to front elevation of building for The Henderson Hub Company Ltd.  
**Members object to the illuminated fascia sign and display cabinet which are out of keeping with this historic building within the conservation area.**
12. 13/1956/FUL Valid date: 31/12/2013  
Waterdale House Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GP - Insertion of two dormer windows within the eastern roof slope of stable block for Mr Anthony Roncoli.  
**Members do not object to the application for dormer windows but do object to the use of upvc coated metal frames on this locally listed building within the green belt.**
13. 13/2369/RSP Valid date: 31/12/2013  
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 alterations to land levels for Mr Rod Lewis.  
**Members have no objection in principle but do feel this application is overdevelopment for the site and out of keeping in the area.**
14. 14/0002/FUL Valid date: 02/01/2014  
78 And 80 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Joint application: Two storey side and rear extensions to both dwellings for Mr James Hodgins (78) And Mr Steven Jump (80).  
**Members are concerned about the parking arrangements for these houses to be extended to four and five bedrooms in a congested road and also only a gap of one metre between the proposed extensions and the boundary fences on both sides.**
15. 14/0005/RSP Valid date: 02/01/2014  
11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Proposed new detached outbuilding with new pitch roof structure in lieu of flat roof. for Mr J Bone.  
**No objection.**

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16. 13/2297/FUL

Valid date: 06/01/2014

Rayleigh House Shirley Road Abbots Langley Hertfordshire WD5 0NE - Insertion of an air source heat pump along northern elevation for Mr Nikolas Andersen.

**Members have no objections to this application and commend the use of an energy efficient source of heat.**

17. 14/0016/FUL

Valid date: 07/01/2014

44 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey front extension, two storey side and rear extension and first floor rear extension for Mr & Mrs Lee Duffy.

**No objections.**