

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 26<sup>th</sup> February 2014 in the Council Offices, Langley Road, Abbots Langley.

Those present:

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

The meeting opened at 7:30 pm.

### **342. Apologies for absence**

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

### **343. Declarations of interest**

There were no declarations of interest.

### **344. Public participation**

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

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

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

### **346. 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.

### **347. Three Rivers District Council - Planning Committee**

Councillor Owen Roe attended the meeting on 20<sup>th</sup> February 2014 and reported on the following applications:

- i. 13/2390/FUL - part change of use/alterations and 13/2391/ADV - erection of signs at Henderson Memorial Hall, High Street, Abbots Langley - both applications were approved.
- ii. 13/2394/FUL - temporary retention of containers to serve community project at Francis Combe Academy, Horseshoe Lane, Abbots Langley - approved.

### **348. Consultations**

- i. Conservation Area  
After some discussion and in view of the importance of this consultation, members agreed the draft Abbots Langley Conservation Area Appraisal should be discussed at full Council.
- ii. Three Rivers Local Plan - Site Allocations - Modifications  
Members discussed the changes including the removal/addition of various sites allocated for housing and education, together with additional open spaces and amendments to the green belt.
- iii. Three Rivers District Council's Draft Gypsy, Traveller and Travelling Showpeople Local Development Document  
Members noted the updated version of the document to include two additional sites within the parish.

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**349. Hertfordshire County Council**

i. South Way to Gypsy Lane Cycle Facilities

Members noted the correspondence from Hertfordshire Highways regarding their concerns about safety issues at the crossing point on the A41.

ii. Great Westwood Quarry, Fir Hill, Chandlers Cross, Herts

Members noted, without objection, the application to increase the time period for restoration of the site by one year.

**350. Highways and Transport Matters**

i. Bus Stop Upgrades

Members discussed the proposals by County Council to improve bus stop facilities on Langley Lane close to Hill Farm Avenue, Abbots Langley.

ii. Temporary Road Closures

Members noted the temporary closing of Water Lane for highways maintenance work to take place.

**351. Three Rivers HCC Highways Liaison Meeting**

It was agreed that Councillor David Major would attend the next meeting on Tuesday 8<sup>th</sup> April 2014.

The meeting closed at 9.25 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 26<sup>th</sup> February 2014

#### Appendix A1

1. **13/2228/FUL** ALPC meeting 18/12/2013

14 Griffon Way Leavesden Watford Hertfordshire WD25 7GE - Single storey rear extension and conversion of garage into habitable accommodation for Mrs Debra Groves.

**ALPC Comment:** No objection but Members regret the loss of the garage particularly on this very congested estate.

**TRDC Decision:** Approved
2. **13/2195/FUL** ALPC meeting 15/01/2014

182 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Erection of two storey front, side and rear extension with internal alterations for Mr Neil Hickey.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved
3. **13/2258/FUL** ALPC meeting 15/01/2014

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.

**ALPC Comment:** Members have no objections providing the conditions requested by the Environment Agency regarding trade effluent are implemented.

**TRDC Decision:** Approved with conditions-see TRDC website, planning on line, for full details.
4. **13/2164/CLED** ALPC meeting 15/01/2014

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.

**ALPC Comment:** Members note this application and hope the applicant can provide sufficient information to substantiate its use as a residence for the qualifying period.

**TRDC Decision:** Refused

Reason: The Council is not satisfied on a balance of probability that (1) there has been a material change of use of the building to its use as a single dwellinghouse and (2) even if it were accepted that such a material change of use has occurred, that this breach of planning control occurred continuously and without significant break or interruption for a 4 year period of time preceding the application and that this use was lawful on the date of the application in accordance with section 191. See TRDC website, planning on line, for full details.
5. **13/2256/FUL** ALPC meeting 15/01/2014

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.

**ALPC Comment:** 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.

**TRDC Decision:** Approved with conditions-see TRDC website, planning on line, for full details.

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6. 13/2218/FUL

ALPC meeting 15/01/2014

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.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

7. 13/2267/FUL

ALPC meeting 15/01/2014

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.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

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Planning applications considered on 26<sup>th</sup> February 2014

Appendix B1

1. 14/0136/FUL Valid date: 03/02/2014  
Street Record Boundary Way Abbots Langley Hertfordshire - Installation of external wall insulation to flats for Yorkshire Energy Partnership.  
**No objection.**
2. 14/0153/FUL Valid date: 04/02/2014  
128A Toms Lane Kings Langley Hertfordshire WD4 8NR - Single storey side and rear extension with carport, loft conversion with increase in ridge height and extension to roof to rear over existing single storey rear extension to create first floor accommodation served by dormers and rooflights and new front porch for Mr C Corcoran.  
**Members considered that the proposal would be disproportionate in scale to the original dwelling and result in a dominant and obtrusive development in the green belt.**
3. 14/0161/FUL Valid date: 04/02/2014  
16 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Two storey rear extension and alterations to frontage to create two parking spaces and creation of vehicular access for Mr And Mrs R Harman.  
**No objection but members request that the parking area is constructed using permeable material.**
4. 14/0205/ADV Valid date: 07/02/2014  
Tesco Stores 11 College Road Abbots Langley Hertfordshire WD5 0BT - Advertisement Consent: Rebranding of Tesco Express retail store to include internally and externally illuminated signs for Tesco Stores Limited.  
**No objection.**
5. 14/0109/FUL Valid date: 06/02/2014  
Land Rear Of 8 Austin Villas Woodside Road Abbots Langley Hertfordshire - Demolition of existing garage blocks and construction of two detached three bedroom dwellings with associated parking and landscaping for Audrey Balderstone.  
**Members object to this contrived and inappropriate back land development with an extremely narrow access which will cause problems for refuse collections, delivery and emergency vehicles. The site is on a busy road, being heavily used to reach the motorway, with vehicles permanently parked alongside. Members request that this application is referred to full committee for consideration.**
6. 14/0040/RSP Valid date: 10/02/2014  
8 Woodlands Road Nash Mills Hemel Hempstead HP3 8RZ - Part Retrospective: Conversion of existing garage into habitable accommodation and alterations to roof for Mr G Johnson.  
**No objection but members regret the loss of the garage.**
7. 14/0221/FUL Valid date: 13/02/2014  
16 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing dwelling and outbuildings and construction of replacement two storey dwelling with accommodation within roofspace for Mr Simon Ryder.  
**Members feel this proposed house is out of keeping with the neighbouring properties.**

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8. 14/0280/FUL Valid date: 14/02/2014  
23 The Crescent Abbots Langley Hertfordshire WD5 ODR - Demolition of existing rear conservatory and construction of two storey side extension, first floor side and rear extension and single storey front and rear extensions for Mrs S Mash.  
**No objection.**
9. 14/0281/FUL Valid date: 14/02/2014  
30 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey side and rear extension and construction of roof canopy to front elevation. for Mr D Kelly.  
**No objection.**
10. 14/0223/LBC Valid date: 17/02/2014  
4 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Listed Building Consent: Single storey rear extension, internal alterations and extension to patio for Ms Marianne Richards.  
**No objection.**
11. 14/0229/LBC Valid date: 17/02/2014  
15 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Internal alterations to include re-location of non-load bearing internal wall for Mr Arnold Davis.  
**No objection.**
12. 14/0222/FUL Valid date: 21/02/2014  
4 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Single storey rear extension, internal alterations and extension to patio for Ms Marianne Richards.  
**No objection.**