

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 19<sup>th</sup> March 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 Derryck Croker  
Councillor Gloria Keaveny

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **372. Apologies for absence**

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

### **373. Declarations of interest**

There were no declarations of interest.

### **374. Public participation**

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

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

It was proposed by Councillor Mrs Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 15<sup>th</sup> January, 5<sup>th</sup> and 26<sup>th</sup> February 2014, 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.

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

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

### **377. 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.

### **378. High Street Notice Boards**

Members discussed options for the future of the two Parish Council notice boards in the High Street, Abbots Langley. It was agreed that due to the considerable costs involved in the originally preferred option of refurbishment, it would be more practical and cost effective in the long term to replace them with new stainless steel boards. Members agreed their choice and that the Officer would clarify details for consideration at the next meeting.

### **379. Appeals**

- i. Members noted the Inquiry and Appeal against refusal of planning permission - land at Building Research Establishment, Bucknalls Lane, Garston, commencing on 1<sup>st</sup> April 2014 at Civic Centre, St Albans.
- ii. Members noted the decision by the Planning Inspectorate that the appeal against refusal to grant planning permission - 12/1046/FUL - 57 and 59 Hamilton Road, Hunton Bridge, has been dismissed.

### **380. Highways and Transport Matters**

Members noted the following temporary road closures, for highways maintenance works, within the Parish:

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- i. Bedmond Lane, St Albans/St Albans Lane, Bedmond and Sergehill Lane, Abbots Langley, for approximately 7 days sometime between 17<sup>th</sup> March and 17<sup>th</sup> September 2014, when signs are in place.
- ii. Hazelwood Lane, Abbots Langley, for approximately 7 days sometime between 31<sup>st</sup> March and 30<sup>th</sup> September 2014, when signs are in place.

**381. Correspondence**

Members noted the new street names for the development at the Leavesden Aerodrome site.

The meeting closed at 9.25 pm.

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

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

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### Planning applications decided by Three Rivers District Council Reported on 19<sup>th</sup> March 2014

#### Appendix A1

1. 13/2239/FUL ALPC meeting 18/12/2013

Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Full planning permission for the construction of a new permanent sound stage (Stage N), studio support space, associated parking and hard landscape works, external lighting, use of temporary construction access on to South Way for a period of 18 months and associated ancillary works at Warner Bros. Studios Leavesden for Warner Bros. Studios Leavesden.

**ALPC Comment:** Members have no objection in principle but are concerned about the increase in construction traffic on South Way and the possible damage to the trees in the wooded area on the north western boundary of the development site.

**TRDC Decision:** Approved with conditions - see TRDC website, planning on line, for full details.
2. 13/2390/FUL ALPC meeting 15/01/2014

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.

**ALPC Comment:** 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.

**TRDC Decision:** Approved.
3. 13/2391/ADV ALPC meeting 15/01/2014

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.

**ALPC Comment:** Members object to the illuminated fascia sign and display cabinet which are out of keeping with this historic building within the conservation area.

**TRDC Decision:** Approved following amendment of the application description to: Erection of internally illuminated fascia sign and a cabinet display unit to front elevation of building.
4. 13/1956/FUL ALPC meeting 15/01/2014

Waterdale House Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GP - Insertion of two dormer windows within the eastern roofslope of stable block for Mr Anthony Roncoli.

**ALPC Comment:** 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.

**TRDC Decision:** Refused

**Reason:** The proposed development by reason of its excessive scale, height, width, siting and number of dormer windows would result in an overly prominent and dominant development, disproportionate within the roofslope of the building, The Stables. For full details of the reasons for refusal see TRDC website, planning on line.

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5. 13/2369/RSP ALPC meeting 15/01/2014  
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.  
**ALPC Comment:** Members have no objection in principle but do feel this application is overdevelopment for the site and out of keeping in the area.  
**TRDC Decision:** Approved with conditions - see TRDC website for full details
6. 14/0002/FUL ALPC meeting 15/01/2014  
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).  
**ALPC Comment:** 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.  
**TRDC Decision:** Approved
7. 14/0005/RSP ALPC meeting 15/01/2014  
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.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved.
8. 13/2297/FUL ALPC meeting 15/01/2014  
Rayleigh House Shirley Road Abbots Langley Hertfordshire WD5 0NE - Insertion of an air source heat pump along northern elevation for Mr Nikolas Andersen.  
**ALPC Comment:** Members have no objections to this application and commend the use of an energy efficient source of heat.  
**TRDC Decision:** Approved
9. 14/0016/FUL ALPC meeting 15/01/2014  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 13/2394/FUL ALPC meeting 05/02/2014  
Francis Combe Academy Horseshoe Lane Watford Abbots Langley Hertfordshire WD25 7HW - Temporary retention of containers used for motorbike storage, workshop, kitchen, classroom and W/C to serve a community project for Mr P Legrove.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
11. 14/0037/FUL ALPC meeting 05/02/2014  
The Old Farm House Home Park Farm Station Road Kings Langley Hertfordshire WD4 8LN - Erection of a shed within front garden for Mr A Oliver.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved

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**12. 14/0090/FUL**

ALPC meeting 05/02/2014

29 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Demolition of existing conservatory and erection of single storey rear extension, conversion of garage to habitable room and formation of raised patio at rear with screening and alterations to roof of existing extension (amendment to planning permission 13/0018/FUL) for Mr And Mrs G Johnson.

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

**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications considered on 19<sup>th</sup> March 2014

#### Appendix B1

1. **14/0240/FUL** Valid date: 19/02/2014  
147 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of existing attached garage and construction of two storey side extension, single storey side and rear extension, loft conversion to include front and rear dormers and rooflight and extension to raised patio to rear for Mr & Mrs Cousins.  
**Members object to the dormer windows and use of the roof space which they feel is out of keeping in the area and overdevelopment of a residential site.**
2. **14/0160/FUL** Valid date: 17/02/2014  
8A And 8B Bucknalls Close And Parkview Watford WD25 9NB - Part demolition of 8A and 8B Bucknalls Close and construction of two and three storey front, side and rear extensions, change of use from two flats to two Houses of Multiple Occupation (HMOs) for 6 people, 3 storey rear extension to Parkview and connection of Parkview and 8A and 8B Bucknalls Close for Mr J K Rudkin.  
**No objection.**
3. **14/0236/FUL** Valid date: 20/02/2014  
Parish Council Depot High Street Abbots Langley Hertfordshire - Installation of portacabin to be used as a small office and mess room for employees for Abbots Langley Parish Council.  
**Noted.**
4. **14/0203/FUL** Valid date: 19/02/2014  
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Construction of first floor side extension for Mr & Mrs Hoggett.  
**No objection.**
5. **14/0238/FUL** Valid date: 24/02/2014  
9 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey side and rear extension for Miss Lucy Bishop.  
**Members expressed concerns about the possible loss of light for neighbouring properties.**
6. **14/0296/FUL** Valid date: 19/02/2014  
70 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Demolition of existing garage and construction of two storey side extension and single storey rear extension for Mr & Mrs Damien Worrell.  
**No objection.**
7. **14/0310/FUL** Valid date: 26/02/2014  
33 Long Elms Abbots Langley Hertfordshire WD5 0JS - Single storey rear extension for Mr Paul Fitzgerald.  
**No objection.**
8. **14/0270/FUL** Valid date: 27/02/2014  
Fir Croft Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QB - Demolition of existing garage and side extensions and construction of single storey side extension and new front porch for BMA Practice.  
**No objection but members regret the loss of the garage.**

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9. 14/0209/FUL Valid date: 28/02/2014  
20 Whittle Close Leavesden Watford WD25 7GF - Demolition of existing garage and erection of single storey side extension for Mr Lewis.  
**No objection but members felt there may be overlooking issues.**
10. 14/0328/FUL Valid date: 28/02/2014  
27 The Garth Abbots Langley Hertfordshire WD5 0JJ - Single storey rear extension for Mrs R Winning.  
**No objections.**
11. 14/0389/FUL Valid date: 03/03/2014  
Thistle Lodge Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Construction of detached garage to front of dwelling and loft conversion including front and rear dormers for Mrs Louise Bhatti.  
**Members object to this fragmented and cumulative planning development within the green belt.**
12. 14/0290/FUL Valid date: 06/03/2014  
Brandon Frost Ltd, Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - Demolition of existing office and replace with larger office building, installation of new electric gate, side pedestrian access, resurfacing of existing car park and drive and removal of existing garages for Frazer Investment Holdings Ltd.  
**Members object to this application which is overbearing and dominant in the greenbelt, being higher than the existing building resulting in a loss of privacy for the neighbouring residential properties.**
13. 14/0283/FUL Valid date: 05/03/2014  
53 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Construction of front porch extension and alterations to fenestration for Mrs E Lovelidge.  
**No objection.**
14. 14/0400/FUL Valid date: 04/03/2014  
17 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP - Conversion of existing garage to habitable accommodation and construction of first floor side and rear extension and two storey rear extension for Mr Paul Crawley.  
**No objection.**