

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 9<sup>th</sup> April 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.

### **382. Apologies for absence**

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

### **383. Declarations of interest**

There were no declarations of interest.

### **384. Public participation**

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

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

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

### **386. 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.

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

Members confirmed attendance at the forthcoming meetings on the following dates:-

24 <sup>th</sup> April 2014	Councillor Gloria Keaveny
22 <sup>nd</sup> May 2014	Councillor Owen Roe

### **388. Replacement Bus Shelter - Tibbs Hill Road**

Members discussed the proposed replacement of the shelter at the top of Love Lane and agreed it was an unnecessary expense and that it should be repaired/refurbished and retained for its' historic value as the last surviving example of a wooden shelter within the Parish.

### **389. Highways and Transport Matters**

The following temporary road closures and waiting restrictions within the Parish were noted by Members.

- i. Harthall Lane from its junction with Railway Terrace north eastwards to its junction with Bedmond Road. The road will be closed for approximately 19 days during the period 28<sup>th</sup> April and 16<sup>th</sup> May 2014, when signs are in place, to enable railway bridge improvement works to take place.
- ii. Roman Gardens from its junction with Station Road for its entire length. The road will be closed for approximately 7 days during the period 7<sup>th</sup> April and 7<sup>th</sup> October 2014, when signs are in place, for highways maintenance works.
- iii. The following sections of roads will be closed for approximately 7 days during the period 21<sup>st</sup> April and 21<sup>st</sup> October 2014, for highways maintenance works:
  - a. Hazelwood Lane from its junction with Gallows Hill Lane to its

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- junction with Upper Highway.
- b. Upper Highway from its junction with Gallows Hill to its junction with Hunton Bridge Hill.
  - c. Long Elms - entire length.
  - d. Summerhouse Way - entire length.
  - e. The Graylings - entire length.
  - f. Ridgehurst Avenue, Abbots Langley/Watford - entire length.

The meeting closed at 8.40 pm.

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

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

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Planning applications decided by Three Rivers District Council  
Reported on 9<sup>th</sup> April 2014

Appendix A1

1. 14/0011/FUL ALPC meeting 05/02/2014  
5 St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Demolition of existing conservatory and erection of single storey rear extension, single storey front infill extension, conversion of garage into habitable accommodation and alterations to fenestration for Mr D Rogers.  
**ALPC Comment:** Members have no objection to the rear extension, however, as the property falls within the conservation area they do have concerns that the front infill would detract from the appearance of the whole block of four houses, but as some alterations have already been made to other properties, there are no real grounds for objection.  
**TRDC Decision:** Approved
2. 14/0089/FUL ALPC meeting 05/02/2014  
21 Broomfield Rise Abbots Langley Hertfordshire WD5 0HJ - Single storey side and front extension with storm porch to front for Mr J Mundy.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
3. 14/0110/FUL ALPC meeting 05/02/2014  
Barn Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Conversion of existing barn to dwellinghouse with single storey side extension, landscaping, parking and associated works for Countryfile Limited.  
**ALPC Comment:** Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.  
**TRDC Decision:** Approved with conditions - see TRDC website for full details
4. 14/0096/FUL ALPC meeting 05/02/2014  
4 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Two storey and single storey rear extension and conversion of garage to living accommodation to include front bay window for Mr C Halcomb.  
**ALPC Comment:** No objection but members expressed concerns about the loss of the garage.  
**TRDC Decision:** Approved
5. 14/0099/FUL ALPC meeting 05/02/2014  
17 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Single storey front extension, alterations to roof of existing side extension and conversion of garage into habitable accommodation for Mr J Blowey.  
**ALPC Comment:** Members are concerned about the possible loss of light to the neighbouring property and regret the loss of the garage.  
**TRDC Decision:** Approved
6. 14/0133/FUL ALPC meeting 05/02/2014  
19 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - First floor side extension and part single storey and part two storey rear extension for Mr Stephen Brooks.

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**ALPC Comment:** Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.

**TRDC Decision:** Approved

7. 14/0136/FUL ALPC meeting 26/02/2014  
Street Record Boundary Way Abbots Langley Hertfordshire - Installation of external wall insulation to flats for Yorkshire Energy Partnership.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
8. 14/0153/FUL ALPC meeting 26/02/2014  
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.  
**ALPC Comment:** 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.  
**TRDC Decision:** Refused  
**Reason:** The proposed loft conversion, including the significant raise in eaves and roof height, dormer windows and the extension of the roof over the existing single storey rear extension would by reason of its scale, bulk and massing lead to a dominant and obtrusive form of development to the detriment of the open character and appearance of the Metropolitan Green Belt and application site. Furthermore, the size and scale of the development combined with the existing extensions would result in a development disproportionate in size to the original dwelling resulting in an inappropriate form of development in the Green Belt. No very special circumstances exist to outweigh this harm. The proposed development would be contrary to Policy CP11 of the Core Strategy (adopted Oct 2011), Policy DM2 of the Development Management Policies LDD (adopted Jul 2013) and Supplementary Planning Guidance Extensions to Dwellings in the Green Belt (adopted 26 Apr 2004).
9. 14/0161/FUL ALPC meeting 26/02/2014  
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.  
**ALPC Comment:** No objection but members request that the parking area is constructed using permeable material.  
**TRDC Decision:** Withdrawn
10. 14/0205/ADV ALPC meeting 26/02/2014  
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.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
11. 14/0040/RSP ALPC meeting 26/02/2014  
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.

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**ALPC Comment:** No objection but members regret the loss of the garage.

**TRDC Decision:** Approved

**12. 14/0280/FUL**

ALPC meeting 26/02/2014

23 The Crescent Abbots Langley Hertfordshire WD5 0DR - 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.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

**13. 14/0229/LBC**

ALPC meeting 26/02/2014

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.

**ALPC Comment:** No objection.

**TRDC Decision:** Approved

**14. 14/0236/FUL**

ALPC meeting 19/03/2014

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.

**ALPC Comment:** Noted.

**TRDC Decision:** Approved

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Planning applications considered on 9<sup>th</sup> April 2014

Appendix B1

1. 14/0417/FUL Valid date: 13/03/2014  
85 Breakspeare Road Abbots Langley Hertfordshire WD5 0ER - Two storey and first floor rear extensions and single storey rear extension for Miss Colleen Andrews.  
**Members object to this application with regard to the two storey element, possible obstruction of light to the neighbouring properties and access/boundary issues. The Parish Council requests that this application is referred to Committee for their consideration unless Officers are minded to refuse the application.**
2. 14/0356/FUL Valid date: 14/03/2014  
47 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Single storey rear/side extension for Mr Williams.  
**No objections.**
3. 14/0467/RSP Valid date: 12/03/2014  
16 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Retrospective application: Conversion of existing garage to habitable accommodation for Mr James St Clair.  
**No objections.**
4. 14/0420/FUL Valid date: 07/03/2014  
Development Site At Junction With Langley Lane And Aerodrome Way South Way Abbots Langley Hertfordshire - Installation of new shop front, including new auto sliding door & ATM, installation of new louvre to plant room to rear elevation and 2 satellite dishes to roof (Co-Op Supermarket) for Co-operative Group.  
**No objections.**
5. 14/0465/ADV Valid date: 14/03/2014  
Leavesden Pharmacy 14 College Road Abbots Langley Hertfordshire WD5 0BT - Advertisement Consent: Installation of externally illuminated fascia sign for Leavesden Pharmacy.  
**No objections.**
6. 14/0464/FUL Valid date: 17/03/2014  
Leavesden Pharmacy 14 College Road Abbots Langley Hertfordshire WD5 0BT - Installation of a new shopfront with automatic sliding doors and electric shutter, installation of a new externally illuminated sign fascia for Leavesden Pharmacy.  
**No objections.**
7. 14/0524/PDN Valid date: 19/03/2014  
Railway Bridge at Harthall Lane Kings Langley Hertfordshire - Permitted Development Notice: Application for Prior Approval under Part 11 of the Town and Country Planning (Permitted Development) Order 1995. Installation of collision protection beams to rail bridge for Network Rail.  
**Noted.**
8. 14/0318/FUL Valid date: 18/03/2014  
6 Long Elms Close Abbots Langley Hertfordshire WD5 0PB - First floor front dormer window for Miss Lorna O'Neill.  
**No objections.**

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9. 14/0526/FUL Valid date: 21/03/2014  
89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension to include basement extension, first floor side bay window projection and raised terrace to rear for Mr R Coulson.  
**No objections.**
10. 14/0544/FUL Valid date: 21/03/2014  
178 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Two storey and single storey side/rear extension, first floor rear extensions, single storey front extensions and alterations for Mr M Bromfield.  
**Withdrawn.**
11. 14/0446/FUL Valid date: 25/03/2014  
1 Sunderland Grove Leavesden Watford WD25 7GL - Single storey side and rear extension for Mr David Watts.  
**No objections.**
12. 14/0470/FUL Valid date: 26/03/2014  
9 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Two storey side extension for Mr M Cooper.  
**No objections but Members expressed concerns about the limited off street parking.**