

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 30th 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 Keith Williams Councillor Stephen Giles-Medhurst
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

416. Apologies for absence

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

417. Declarations of interest

There were no declarations of interest.

418. Public participation

Four members of the public attended the meeting and Mr M Fox signed in to speak on Agenda Items 10 and 12, Appendix B, planning applications 14/0693/FUL and 14/0743/FUL.

419. Planning Decisions from Three Rivers District Council

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

420. 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. Mr Fox spoke against planning applications 14/0693/FUL and 14/0743/FUL. Residents were generally in favour of the regeneration of the centre core and community hub, however they felt there had been insufficient consultation and changes to the original plans made without notification. Mr Fox listed many objections which were considered and added to the Committee's comments made to Three Rivers District Council at Appendix B1, Items 10. and 12. Councillor Stephen Giles-Medhurst supported the objections of the Boundary Way residents.

421. Three Rivers District Council - Planning Committee

Councillor Owen Roe agreed to attend the above meeting on 14th May 2014.

422. Licensing Act 2003 - Co-operative Food, Abbotswood Park, Leavesden

Members discussed the application for a Premises Licence to allow the supply of alcohol off the premises Monday to Sunday from 07:00 - 00:00 hours. They objected on the grounds of unacceptable noise and disruption to residential properties above. Under the Prevention of Public Nuisance, Members requested that hours are restricted to 07:00 - 23:00 Monday to Saturday and 08:00 - 23:00 hrs on Sundays.

423. High Street Notice Boards

The Officer gave an update and reported on details previously requested by the Committee (minute 378). Members agreed their choice for both boards in Abbots Langley High Street. Any requirement for conservation area consent to be confirmed with Three Rivers District Council.

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424. Appeals

Members noted the decision by the Planning Inspectorate that the appeal against the refusal to grant planning permission - 13/0919/RSP - 56 Harthall Lane, Kings Langley, has been dismissed.

The meeting closed at 9.30 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 30th April 2014

Appendix A1

1. 14/0109/FUL ALPC meeting 26/02/2014
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.
ALPC Comment: 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 Three Rivers Planning Committee for consideration.
TRDC Decision: Refused
Reasons: Summary - See TRDC website for full details:-
 1. Dwellings cramped and disproportionate relative to their plots, due to scale and footprint, resulting in overdevelopment to the detriment of the area.
 2. Due to design and location would result in unacceptable degree of overlooking windows and rear gardens of The Beacons.
 3. No Section 106 agreement.
 4. Fails to meet Affordable Housing requirements.
2. 14/0221/FUL ALPC meeting 26/02/2014
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.
ALPC Comment: Members feel this proposed house is out of keeping with the neighbouring properties.
TRDC Decision: Approved
3. 14/0281/FUL ALPC meeting 26/02/2014
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.
ALPC Comment: No objection.
TRDC Decision: Approved
4. 14/0223/LBC ALPC meeting 26/02/2014
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.
ALPC Comment: No objection.
TRDC Decision: Approved
5. 14/0240/FUL ALPC meeting 19/03/2014
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.
ALPC Comment: 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.

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TRDC Decision: Withdrawn

6. 14/0160/FUL ALPC meeting 19/03/2014
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.
ALPC Comment: No objection.
TRDC Decision: Approved
7. 14/0203/FUL ALPC meeting 19/03/2014
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Construction of first floor side extension for Mr & Mrs Hoggett.
ALPC Comment: No objection.
TRDC Decision: Approved
8. 14/0238/FUL ALPC meeting 19/03/2014
9 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey side and rear extension for Miss Lucy Bishop.
ALPC Comment: Members expressed concerns about the possible loss of light for neighbouring properties.
TRDC Decision: Approved
9. 14/0222/FUL ALPC meeting 26/02/2014
4 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Single storey rear extension, internal alterations and extension to patio for Ms Marianne Richards.
ALPC Comment: No objection.
TRDC Decision: Approved
10. 14/0296/FUL ALPC meeting 19/03/2014
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.
ALPC Comment: No objection.
TRDC Decision: Approved
11. 14/0310/FUL ALPC meeting 19/03/2014
33 Long Elms Abbots Langley Hertfordshire WD5 0JS - Single storey rear extension for Mr Paul Fitzgerald.
ALPC Comment: No objection.
TRDC Decision: Approved
12. 14/0209/FUL ALPC meeting 19/03/2014
20 Whittle Close Leavesden Watford WD25 7GF - Demolition of existing garage and erection of single storey side extension for Mr Lewis.
ALPC Comment: No objection but members felt there may be overlooking issues.
TRDC Decision: Withdrawn
13. 14/0328/FUL ALPC meeting 19/03/2014
27 The Garth Abbots Langley Hertfordshire WD5 0JJ - Single storey rear extension for Mrs R Winning.
ALPC Comment: No objections.

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TRDC Decision: Approved

14. 14/0290/FUL

ALPC meeting 19/03/2014

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.

ALPC Comment: 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.

TRDC Decision: Withdrawn

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Planning applications considered on 30th April 2014

Appendix B1

1. 14/0414/FUL Valid date: 31/03/2014
15 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JA - Conversion of building from two flats into two dwellinghouses including accommodation within roofspace served by rear dormers and front rooflights, alterations to fenestration and alterations to frontage to provide on-site parking for Mr Terry Jones.
No objections providing Hertfordshire County Council's requirements with regard to the parking arrangements are met.
2. 14/0469/FUL Valid date: 28/03/2014
1 Austin Villas Woodside Road Abbots Langley Watford Hertfordshire WD25 0GD - Installation of new vehicular access and hardstanding to front of dwelling for Mr D Entwistle.
No objections providing the hard standing is constructed with a permeable material and Hertfordshire County Council's requirements with regard to the proposed granular surface not being dragged onto the adjacent footpath and highway are met.
3. 14/0650/FUL Valid date: 01/04/2014
26 The Shires High Elms Lane Garston Hertfordshire WD25 0JL - Erection of rear conservatory for Mr And Mrs McDermott.
No objections.
4. 14/0706/LBC Valid date: 01/04/2014
3 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Listed Building Consent: Single storey rear extension for Mrs Jan Blackett.
No objections.
5. 14/0434/FUL Valid date: 01/04/2014
3 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Single storey rear extension for Mrs Jan Blackett.
No objections.
6. 14/0611/FUL Valid date: 04/04/2014
59 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey front, side and rear extension for Mr Ben Darter.
Members have no objection in principle but are concerned that the proposed extension, if within green belt constraints, is well in excess of 40% of the footprint of the existing property.
7. 14/0636/FUL Valid date: 08/04/2014
212 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Part single, part two storey rear extension and addition of first floor flank window for Mr J Roise.
No objections.
8. 14/0576/FUL Valid date: 09/04/2014
16 Church Hill Bedmond Abbots Langley WD5 0RN - Two storey rear extension and alterations to frontage to create two parking spaces and creation of vehicular access for Mr & Mrs Robert Harman.
Due to the difficulty of parking on this busy road, members have no planning objections but are concerned about an access road being created on the grass verge within the green belt which should be protected and retained.

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9. 14/0617/FUL Valid date: 08/04/2014
53 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Two storey and single storey rear extension for Mr & Mrs John Griffin.
No objections.
10. 14/0693/FUL Valid date: 07/04/2014
Eastern Side Of Boundary Way Estate Boundary Way Abbots Langley Hertfordshire - Demolition of 24 flats, shop and community building and removal of garages and associated hard landscaping and creation of 46 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking and landscaping for Watford Community Housing Trust.
Members are in favour of the regeneration of the centre core and community hub, however they object to this application on the following grounds:-
*** Overdevelopment * Little public consultation * Insufficient parking * Access problems in some areas for emergency vehicles * Loss of garages exacerbating parking problems * Insufficient open spaces * Open landings/walkways/steps to flats on Area B out of keeping - similar designs of which in the past have lead to anti social behaviour. The Planning Committee feels these mistakes should be learnt from.**
The Parish Council requests an Issues Report and that this application is referred to Three Rivers Planning Committee for consideration.
11. 14/0479/FUL Valid date: 10/04/2014
86 Wharf Way Hunton Bridge Kings Langley WD4 8FN - Single storey rear conservatory for Mrs Rachel Palmer.
No objections.
12. 14/0743/FUL Valid date: 16/04/2014
Boundary Way Abbots Langley Hertfordshire - Demolition of seven garage blocks and erection of 16 new 1 and 2 bed homes consisting of two storey buildings, split over four separate areas, with associated parking and landscaping for Watford Community Housing Trust.
Members object to this application on the following grounds:-
*** Overdevelopment * Lack of consultation * Tight and convoluted design of Area E with balconies out of keeping * Insufficient parking * Overlooking gardens/other properties/loss of privacy * Parking for Area F - long way from houses * Toddlers play area being lost to provide more parking spaces * Building on open spaces * Several disabled access issues.**
The Parish Council requests an Issues Report and that this application is referred to Three Rivers Planning Committee for consideration.