

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 21st May 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 Councillor Angela Laval
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

29. Apologies for absence

There were no apologies for absence.

30. Declarations of interest

There were no declarations of interest.

31. Public participation

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

32. Election of Vice-Chairman

It was proposed by Councillor David Major, seconded by Councillor Gloria Keaveny and **RESOLVED** that Councillor Owen Roe be elected Vice-Chairman for the municipal year 2014-2015. There were no further nominations.

33. To confirm the Minutes of the previous meetings

It was proposed by Councillor Owen Roe, seconded by Councillor Jean Bowman and **RESOLVED** that the minutes of the meetings held on 19th March and 9th and 30th April 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.

34. Planning Decisions from Three Rivers District Council

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

35. 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.

36. Three Rivers District Council - Planning Committee

Councillor Owen Roe attended the meeting on 14th May and reported on planning applications 14/0693/FUL and 14/0743/FUL - Boundary Way Estate, Boundary Way, Abbots Langley. The issues reports were noted and the applications will be referred to the June Committee meeting. Members of this Committee requested to attend the site visits to be arranged by the District Council.

37. Back to the Front Notice Board

Members discussed the request from Abbots Langley Local History Society to provide a notice board for their Great War centenary display. They felt they had insufficient information about the project and that the matter should be referred to full Council.

38. Highways and Transport Matters

Members noted the following temporary road closures within the Parish:

- i. St Albans Lane and Sergehill Lane, Bedmond between 10.00 and 14.00 on Sunday 8th June 2014, to ensure public safety for the duration of the St Albans Half Marathon.

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- ii. Langley Lane from its junction with College Road/Tibbs Hill Road roundabout to its junction with Abbey Drive/South Way roundabout, sometime during the period 26th May and 26th November 2014.

39. Correspondence

Members noted the reply from the Licensing Officer at Three Rivers District Council with regard to the premises licence for the supply of alcohol at the Co-Operative, Abbotswood Park, Leavesden. They agreed that the opening times of 06.00 -23.00 every day of the week are inappropriate for a Sunday which should be restricted to 08.00 to 21.00 hours.

The meeting closed at 9.20 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 21st May 2014

Appendix A1

1. **14/0270/FUL** ALPC meeting 19/03/2014
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.
ALPC Comment: No objection but members regret the loss of the garage.
TRDC Decision: Approved
2. **14/0389/FUL** ALPC meeting 19/03/2014
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.
ALPC Comment: Members object to this fragmented and cumulative planning development within the green belt.
TRDC Decision: Approved
3. **14/0400/FUL** ALPC meeting 19/03/2014
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.
ALPC Comment: No objection.
TRDC Decision: Refused
Reason: The development, by reason of its siting, size, scale and design, would result in a form of development that would have a detrimental impact on the openness of the Metropolitan Green Belt and would result in a prominent feature within the setting. No very special circumstances exist to outweigh the harm to the openness of the Metropolitan Green Belt. This is contrary to Policies CP1 and CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and Supplementary Planning Guidance Extensions to Dwellings in the Green Belt (adopted April 2004).
4. **14/0417/FUL** ALPC meeting 09/04/2014
85 Breakspeare Road Abbots Langley Hertfordshire WD5 0ER - Two storey and first floor rear extensions and single storey rear extension for Miss Colleen Andrews.
ALPC Comment: 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.
TRDC Decision: Withdrawn
5. **14/0356/FUL** ALPC meeting 09/04/2014
47 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Single storey rear/side extension for Mr Williams.
ALPC Comment: No objections.
TRDC Decision: Approved

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6. 14/0467/RSP ALPC meeting 09/04/2014
16 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Retrospective application: Conversion of existing garage to habitable accommodation for Mr James St Clair.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 14/0420/FUL ALPC meeting 09/04/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/0465/ADV ALPC meeting 09/04/2014
Leavesden Pharmacy 14 College Road Abbots Langley Hertfordshire WD5 0BT - Advertisement Consent: Installation of externally illuminated fascia sign for Leavesden Pharmacy.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 14/0464/FUL ALPC meeting 09/04/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 14/0524/PDN ALPC meeting 09/04/2014
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.
ALPC Comment: Noted.
TRDC Decision: Approved
11. 14/0318/FUL ALPC meeting 09/04/2014
6 Long Elms Close Abbots Langley Hertfordshire WD5 0PB - First floor front dormer window for Miss Lorna O'Neill.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 14/0526/FUL ALPC meeting 09/04/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved

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13. 14/0650/FUL

ALPC meeting 30/04/2014

26 The Shires High Elms Lane Garston Hertfordshire WD25 0JL - Erection of rear conservatory for Mr And Mrs McDermott.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications considered on 21st May 2014

Appendix B1

1. 14/0702/FUL Valid date: 23/04/2014
Garage Block r/o Austin Villas Woodside Road Watford WD25 0GD - Demolition of existing garage block and construction of a pair of semi detached three bedroom dwellings with associated parking and landscaping for Audrey Balderstone.
Members object to this cramped and overbearing 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.
2. 14/0687/FUL Valid date: 22/04/2014
St Michaels Roman Catholic School High Elms Lane Abbots Langley Watford Hertfordshire WD25 0SS - Installation of a canopy structure over existing patio for use as an external dining hall for students for St Michael's Catholic High School.
No objections providing the structure remains as a canopy and is not fully enclosed.
3. 14/0685/FUL Valid date: 22/04/2014
4 Cecil Lodge Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Demolition of existing conservatory and construction of single storey rear extension for Mr Hasan Ali.
No objections.
4. 14/0811/FUL Valid date: 24/04/2014
80 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Demolition of existing conservatory and construction of two storey rear extension and single storey side and rear extensions for Mr David Chapple.
No objections in principle but Members have concerns that there may be insufficient off road parking.
5. 14/0831/FUL Valid date: 25/04/2014
13 The Garth Abbots Langley Hertfordshire WD5 0JJ - Demolition of existing single storey side extension and construction of two storey side extension for Mr Martin Brown.
No objections.
6. 14/0756/ADV Valid date: 25/04/2014
Abbotswood Park Leavesden Aerodrome Aerodrome Way Leavesden Hertfordshire - Advertisement Consent: Erection of non-illuminated totem sign for Miss Susie Hartas.
Members have no objections in principle to the sign itself but feel that the more prominent information should be the names of the shops and amenities and not the name of the developer.
7. 14/0680/CLED Valid date: 28/04/2014
The Flat High Herts Riding School Bedmond Road Pimlico Herts HP3 8SJ Hertfordshire HP3 8SJ - Certificate of Lawfulness Existing Use: Residential (C3) use of flat above stables for Mrs Pauline Coldridge.
Members request that the applicant submits proof, other than the declarations, that the property has been lived in for the qualifying period and that planning permission is attached to the applicant in person.

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8. 14/0629/FUL Valid date: 16/04/2014
Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Renewal of planning permission 11/0975/FUL: Demolition of various outbuildings and The Bar House (residential dwelling) and erection of a four bed dwelling with rooflights to the front and rear elevations. Conversion of part of barn/garage to habitable accommodation with alterations to fenestration detail and floor levels. Internal alterations to The Cottage with single storey rear extension linking the dwelling to the barn/garage. Two single storey rear extensions to the main dwelling known as The Farmhouse and a single storey detached garage and internal alterations with the removal of a large area hardstanding (used for parking). Resiting of vehicular access and associated landscaping for Mr L Ugglá.
No objections.
9. 14/0670/FUL Valid date: 28/04/2014
36 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Single storey front and side extension for Mr P Tattman.
Members have no objections in principle but are concerned that as the extension abuts the side boundary it may affect the neighbouring property and have a detrimental effect on the street scene.
10. 14/0744/FUL Valid date: 28/04/2014
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 and extension to raised patio to rear for Mr & Mrs Cousins.
No objections.
11. 14/0737/FUL Valid date: 30/04/2014
Verulam Nursery Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Demolition of existing dwelling and outbuildings and construction of replacement dwelling with associated hardstanding and landscaping for Mr G Depiano.
No objections in principle providing the replacement dwelling does not exceed the 40% increase in the footprint of the original building permitted within the green belt.
12. 14/0780/FUL Valid date: 29/04/2014
3 Numbers Farm Egg Farm Lane Kings Langley Hertfordshire WD4 8LS - First floor side extension. for Mr & Mrs M Lewis.
Members feel that combined with the previous extension this proposal will change the character of the dwelling and become an overdevelopment within the green belt.
13. 14/0854/FUL Valid date: 01/05/2014
30 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of existing conservatory, single storey rear extension and first floor side extension for Mr R Baldwin.
No objections.
14. 14/0838/FUL Valid date: 12/05/2014
45 Upper Highway Kings Langley Hertfordshire WD4 8PP - Two storey rear extension and raised decking to rear for Mr & Mrs Bartram.
No objections.