

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 4th June 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.

40. Apologies for absence

There were no apologies for absence.

41. Declarations of interest

There were no declarations of interest.

42. Public participation

Mrs E O'Brien attended the meeting and signed in to speak on Item 9, Appendix B1, planning application 14/0892/RSP.

43. Planning Decisions from Three Rivers District Council

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

44. 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 to bring Item 9 forward, in view of the member of the public present. Mrs O'Brien spoke against application 14/0829/RSP - 329 Toms Lane, Kings Langley, objecting to: excessive size, scale, out of keeping, loss of privacy/light and inappropriate development within the green belt.

45. Three Rivers District Council - Planning Committee

Members confirmed attendance at the forthcoming meetings as:

19 th June 2014	Councillor Jean Bowman
17 th July 2014	Councillor Gloria Keaveny

46. Back to the Front Notice Board

Members discussed the request from Abbots Langley Local History Society to provide a notice board for the project and felt they required more information and details of the proposed location, size and arrangements for maintenance of the display. Deferred to next meeting.

The meeting closed at 9.08 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 4th June 2014

Appendix A1

1. **14/0446/FUL** ALPC meeting 09/04/2014
1 Sunderland Grove Leavesden Watford WD25 7GL - Single storey side and rear extension for Mr David Watts.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **14/0470/FUL** ALPC meeting 09/04/2014
9 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Two storey side extension for Mr M Cooper.
ALPC Comment: No objections but Members expressed concerns about the limited off street parking.
TRDC Decision: Approved
3. **14/0469/FUL** ALPC meeting 30/04/2014
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.
ALPC Comment: 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.
TRDC Decision: Approved with conditions including:-
Condition 3. Notwithstanding the submitted plans the development shall not begin until details of the layout and construction of the new access and hardstanding have been submitted to and approved in writing by the Local Planning Authority. Details are required to be submitted to confirm how the granular material will be prevented from being dragged onto the adjacent highway, the correct width of the existing footway at the access position and confirmation that the existing brick piers along the front boundary will be removed. The access shall not be brought into use until it has been laid out and constructed in accordance with the approved details.
Reason: To provide a satisfactory development and to minimise danger, obstruction and inconvenience to users of the highway and the access in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
Condition 4. The development shall not begin until details of the disposal of surface water from the parking area have been submitted to and approved in writing by the Local Planning Authority. The new access shall not be brought into use until the works for the disposal of surface water have been constructed in accordance with the approved details.
Reason: To provide a satisfactory development and to minimise danger, obstruction and inconvenience to users of the highway and the access in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).
See Three Rivers District Council website for full details.

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4. **14/0706/LBC** ALPC meeting 30/04/2014
3 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Listed Building Consent: Single storey rear extension for Mrs Jan Blackett.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **14/0434/FUL** ALPC meeting 30/04/2014
3 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Single storey rear extension for Mrs Jan Blackett.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **14/0611/FUL** ALPC meeting 30/04/2014
59 Orchard Avenue Abbots Langley Watford Hertfordshire WD25 7JG - Single storey front, side and rear extension for Mr Ben Darter.
ALPC Comment: 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.
TRDC Decision: Approved

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Planning applications considered on 4th June 2014

Appendix B1

1. **14/0943/RSP** Valid date: 12/05/2014
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Construction of detached garage and hardstanding to rear of site to be accessed via Old Trowley for Mr Rod Lewis.
No objections providing the hard standing is constructed with a permeable material.
2. **14/0901/FUL** Valid date: 15/05/2014
The Conifers 1A Seabrook Road Kings Langley Hertfordshire WD4 8NU - Re-fenestration of ground floor front elevation windows for Mr & Mrs D Alford.
No objections.
3. **14/0841/FUL** Valid date: 15/05/2014
5 Little Graylings Abbots Langley Hertfordshire WD5 0JG - Single storey side extension for Mr Craft & Miss Little.
Members object to this application. They are concerned that the ground floor extension is over 40% within the green belt and the loft windows in 14/0842/CLPD overlook adjacent properties in this densely developed area.
4. **14/0823/CLED** Valid date: 14/05/2014
137A Breakspeare Road Abbots Langley Hertfordshire WD5 0ER - Certificate of Lawfulness Existing Use: Use of land and buildings for the repair and construction of motor vehicles for Mrs Rene Appleby.
Noted.
5. **14/0822/CLED** Valid date: 14/05/2014
137 Breakspeare Road Abbots Langley Hertfordshire WD5 0ER - Certificate of Lawfulness Existing Use: Use of land and buildings for the repair and servicing of motor vehicles including MOT testing for Mrs Rene Appleby.
Noted.
6. **14/0829/FUL** Valid date: 15/05/2014
107 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey front extension for Mrs Sonia Felton.
No objections.
7. **14/0893/FUL** Valid date: 16/05/2014
88 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Conversion of existing double garage into office space with side door and rear window for Mr M Forrester.
No objections but Members expressed concerns about the loss of the double garage.
8. **14/0887/FUL** Valid date: 20/05/2014
15 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JA - Subdivision to create 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 T Jones.
No objections providing Hertfordshire County Council's requirements with regard to the parking arrangements are met.

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9. 14/0892/RSP Valid date: 15/05/2014
329 Toms Lane Kings Langley Hertfordshire WD5 0RA - Part retrospective: Erection of single storey rear extension and two storey rear extension for Michael Garkov.
Members object to this application which is in excess of the permitted 40% within the green belt. It is out of keeping with the area and will cause loss of light and privacy to the adjacent property. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration unless Officers are minded to refuse the application.
10. 14/0557/RSP Valid date: 14/05/2014
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Replacement detached dwelling with front gable feature and front and rear dormer windows, front porch and alterations to land levels for Mr Rod Lewis.
Members have no objection in principle but do feel this application is overdevelopment for the site and out of keeping in the area. They are concerned that it is built too close to the boundary on both sides creating a terracing effect and that it will block light to adjacent properties.
11. 14/1007/FUL Valid date: 22/05/2014
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Proposed conversion of existing garage/outbuilding into new residential annexe including single storey side extension for Mr C Phillips.
No objections but the annexe must remain as ancillary accommodation subordinate to the main dwelling.
12. 14/0966/ADV Valid date: 19/05/2014
Land adjacent to 5 Hercules Way Leavesden Watford Hertfordshire WD25 7GS - Erection of illuminated entrance sign on the corner of Aerodrome Way and Hercules Way, fronting onto Aerodrome Way for Warner Bros. Studios Leavesden.
No objections.
13. 14/0920/FUL Valid date: 08/05/2014
Waterdale House Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GP - Insertion of dormer window within the eastern roofslope of stable block for Mr Anthony Roncoli.
No objections.