

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 25th 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 Gloria Keaveny Councillor Jane Lay
Officers:	Tim Perkins - Clerk to the Council

The meeting opened at 7:30 pm.

77. Apologies for absence

Apologies were received, accepted and recorded for Councillor Derryck Croker (unavailable).

Mrs Janet Pearce, Planning & Meetings Officer was on annual leave.

78. Declarations of interest

There were no declarations of interest.

79. Public participation

Mr Roger Yapp, Chairman of the Abbots Langley Local History Society and Leader of the "Back to the Front" project, was present to explain the project to members.

80. Back to the Front Notice Board

The Chairman agreed to vary the agenda and bring forward consideration of this item.

Mr Roger Yapp, updated members on the progress of the "Back to the Front" project.

The project team was asking the Parish Council if it was possible to install a notice board, possibly close to the current War Memorial. The Clerk will discuss with St. Lawrence Church. A diocesan faculty may be required prior to an installation proceeding.

Officers were asked to work with the project team on location options and to order a notice board with a "Back to the Front" header panel and a standard Parish Council panel, so the board can be reused when the project ends in four years.

Officers were asked to proceed as above, under the Clerk's delegated authority.

81. Planning Decisions from Three Rivers District Council

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

82. 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.

83. Three Rivers District Council - Planning Committee

Members noted that the following applications, discussed at Three Rivers District Council Planning Committee, were approved.

14/0893/FUL - 88 Harlech Road. Conversion of a double garage into habitable space.

14/0892/RSP - 329 Toms Lane. Erection of single storey rear extension and two storey rear extension. Members noted that the neighbours objections had been withdrawn prior to the committee meeting (Part retrospective).

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84. **Licensing Act 2003 - The Bell, 117 Primrose Hill, Kings Langley WD4 8HX**
Members noted the changes but were concerned about possible disruption to residential neighbours.

The meeting closed at 8:44 pm.

Sign: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 25th June 2014

Appendix A1

1. **14/0636/FUL** ALPC meeting 30/04/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **14/0576/FUL** ALPC meeting 30/04/2014
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.
ALPC Comment: 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.
TRDC Decision: Approved
3. **14/0617/FUL** ALPC meeting 30/04/2014
53 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Two storey and single storey rear extension for Mr & Mrs John Griffin.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **14/0479/FUL** ALPC meeting 30/04/2014
86 Wharf Way Hunton Bridge Kings Langley WD4 8FN - Single storey rear conservatory for Mrs Rachel Palmer.
ALPC Comment: No objections.
TRDC Decision: Approved
5. **14/0687/FUL** ALPC meeting 21/05/2014
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.
ALPC Comment: No objections providing the structure remains as a canopy and is not fully enclosed.
TRDC Decision: Approved
6. **14/0685/FUL** ALPC meeting 21/05/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
7. **14/0811/FUL** ALPC meeting 21/05/2014
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.

ALPC Comment: No objections in principle but Members have concerns that there may be insufficient off road parking.

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TRDC Decision: Approved

8. 14/0629/FUL

ALPC meeting 21/05/2014

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 Uggla.

ALPC Comment: No objections.

TRDC Decision: Approved

9. 14/0737/FUL

ALPC meeting 21/05/2014

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.

ALPC Comment: 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.

TRDC Decision: Withdrawn

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Planning applications to be considered on 25th June 2014

Appendix B1

15. 14/0947/FUL

Valid date: 28/05/2014

85 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LY - Proposed part single storey and part two storey rear extension, raised decking to rear and alterations to frontage including removal of existing crossover and construction of wall and gates along the front boundary for Mr & Mrs O'Dea.

Members have no objections, but wanted consideration given to the location of the gates, so parked vehicles waiting whilst the gates are opened do not cause an obstruction to traffic on what is a narrow part of the highway.

16. 14/1044/RSP

Valid date: 23/05/2014

Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - Part Retrospective: Demolition of existing two storey office and construction of new single storey office building, installation of new electric gate and side pedestrian access, resurfacing of the drive and removal of two existing garages for Frazer Investment Holdings Ltd.

Members are concerned about this development in the green belt, site access and the significant increase in building size. If officers are minded to approve this application then members ask that this be referred to the Planning Committee for consideration.

17. 14/1057/FUL

Valid date: 02/06/2014

35 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JA - Loft conversion including rear dormer and front rooflights, front porch extension and pitched roof over existing front bay window for Mr & Mrs Simon & Gemma Evans.

No objections.

18. 14/1026/FUL

Valid date: 03/06/2014

33 Lemonfield Drive Watford WD25 9TP - Single storey side and rear extension and internal alterations for Mr And Mrs D Norman.

No objections.

19. 14/0948/FUL

Valid date: 03/06/2014

22 - 26 High Street Abbots Langley Hertfordshire WD5 0AR - Installation of a security cupboard outside shop front for McColls Retail Group.

Members consider that the current plan, which is in the conservation area, would create an obstruction on the pavement for those with a visual impairment and that consideration should be given to installing a storage unit that is flush fitting to the shop front that does not impact on the pedestrian right of way.

20. 14/0988/CLED

Valid date: 10/06/2014

Unit 3 Happy Valley Industrial Estate Primrose Hill Kings Langley Hertfordshire WD4 8HD - Certificate of Lawfulness Existing Use: Use of Unit as a vehicle repair workshop and MOT testing station for Japex.

No objections.