

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 16th July 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 Stephen Giles-Medhurst
Officers:	Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

104. Apologies for absence

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

105. Declarations of interest

There were no declarations of interest.

106. Public participation

Seven members of the public attended the meeting, Mrs Sylvia Foulger and Mrs Ann Hague signed in to speak on Agenda Item 6 to Appendix B1, planning application 14/1168/FUL.

107. To confirm the Minutes of the previous meeting

It was proposed by Councillor Mrs Jean Bowman, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meetings held on 21st May, 4th and 25th June 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.

108. Planning Decisions from Three Rivers District Council

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

109. Planning Applications as received from Three Rivers District Council

The Chairman varied the order to allow planning application 14/1168/FUL - Boundary Way, to be discussed first and for the members of the public present to speak.

Councillor Stephen Giles-Medhurst explained to the committee the main changes to the original application in this new proposal. He raised many general concerns including the overall concept going against the principle of opening the estate out; a deficiency in car parking and the loss of green areas.

Both Mrs Foulger and Mrs Hague spoke against the application expressing their continuing concerns that residents feelings and issues were not being adequately considered by the developers who were pushing for too much. Their many objections were considered by Members and included in the Committee's comments made to Three Rivers District Council at Appendix B1, Item 6.

After the discussions on this item, the members of the public and Councillor Stephen Giles-Medhurst left the meeting.

Members then discussed the remaining Planning applications list and **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

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The meeting closed at 9.29 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 16th July 2014

Appendix A1

1. **14/0831/FUL** ALPC meeting 21/05/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
2. **14/0756/ADV** ALPC meeting 21/05/2014
Abbotswood Park Leavesden Aerodrome Aerodrome Way Leavesden Hertfordshire - Advertisement Consent: Erection of non-illuminated totem sign for Miss Susie Hartas.
ALPC Comment: 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.
TRDC Decision: Approved
3. **14/0680/CLED** ALPC meeting 21/05/2014
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.
ALPC Comment: 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.
TRDC Decision: Withdrawn
4. **14/0670/FUL** ALPC meeting 21/05/2014
36 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Single storey front and side extension for Mr P Tattman.
ALPC Comment: 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.
TRDC Decision: Approved
5. **14/0744/FUL** ALPC meeting 21/05/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
6. **14/0780/FUL** ALPC meeting 21/05/2014
3 Numbers Farm Egg Farm Lane Kings Langley Hertfordshire WD4 8LS - First floor side extension. for Mr & Mrs M Lewis.
ALPC Comment: 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.
TRDC Decision: Approved

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7. 14/0838/FUL ALPC meeting 21/05/2014
45 Upper Highway Kings Langley Hertfordshire WD4 8PP - Two storey rear extension and raised decking to rear for Mr & Mrs Bartram.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/0943/RSP ALPC meeting 04/06/2014
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.
ALPC Comment: No objections providing the hard standing is constructed with a permeable material.
TRDC Decision: Approved
9. 14/0901/FUL ALPC meeting 04/06/2014
The Conifers 1A Seabrook Road Kings Langley Hertfordshire WD4 8NU - Re-fenestration of ground floor front elevation windows for Mr & Mrs D Alford.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 14/0841/FUL ALPC meeting 04/06/2014
5 Little Graylings Abbots Langley Hertfordshire WD5 0JG - Single storey side extension for Mr Craft & Miss Little.
ALPC Comment: 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.
TRDC Decision: Approved
11. 14/0823/CLED ALPC meeting 04/06/2014
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.
ALPC Comment: Noted.
TRDC Decision: Withdrawn
12. 14/0822/CLED ALPC meeting 04/06/2014
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.
ALPC Comment: Noted.
TRDC Decision: Withdrawn
13. 14/0829/FUL ALPC meeting 04/06/2014
107 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey front extension for Mrs Sonia Felton.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 14/0893/FUL ALPC meeting 04/06/2014
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.

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ALPC Comment: No objections but Members expressed concerns about the loss of the double garage.

TRDC Decision: Approved

15. 14/0892/RSP

ALPC meeting 04/06/2014

329 Toms Lane Kings Langley Hertfordshire WD5 0RA - Part retrospective: Erection of single storey rear extension and two storey rear extension for Michael Garkov.

ALPC Comment: 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.

TRDC Decision: Approved with conditions - see TRDC website for full details.

16. 14/0557/RSP

ALPC meeting 04/06/2014

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.

ALPC Comment: 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.

TRDC Decision: Approved with conditions - see TRDC website for full details

17. 14/0920/FUL

ALPC meeting 04/06/2014

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.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed dormer window due to its scale and siting on the common boundary with Stable Cottage would be an unneighbourly form of development that would result in unacceptable levels of actual and perceived overlooking and loss of privacy to the residential garden of Stable Cottage. The proposed development would be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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Planning applications considered on 16th July 2014

Appendix B1

1. 14/1131/FUL Valid date: 12/06/2014
20 Whittle Close Leavesden Watford Hertfordshire WD25 7GF - Conversion of garage into habitable accommodation, construction of single storey side extension linking garage to main dwelling and alterations to frontage to create additional parking space for Mr Robert Lewis.
No objections but Members expressed concerns about the loss of the garage.
2. 14/1153/FUL Valid date: 16/06/2014
17 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP - Part conversion of existing garage to habitable room and construction of first floor side and rear extension and two storey front and rear extensions for Mr Paul Crawley.
No objections.
3. 14/0974/OUT Valid date: 17/06/2014
South Bend Station Road Kings Langley Hertfordshire WD4 8LL - Outline Application: Demolition of existing dwelling and building on the site removal of mobile home and cessation of commercial uses and construction of 30 bedroom motel (all matters reserved) for Mr E Putman.
Members support this proposal providing the police and fire protection department's concerns are met. Despite being in the green belt, Members feel there is a need for this type of development in this particular area.
4. 14/1216/FUL Valid date: 23/06/2014
83 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey rear extension for Mr And Mrs A Lomas.
Members do not object to the full planning application but note that together with pending application 14/1218/CLPD for a loft conversion including hip to gable extension, rear dormer and rooflights to front, this constitutes a rather large development.
5. 14/1156/FUL Valid date: 24/06/2014
5 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA - Alterations to garage, including reduction in width of existing double garage, replacement of garage doors with single garage door and raised replacement roof to garage and front porch extension including pitched roof over existing front bay for Mr Nick Schutt.
No objections.
6. 14/1168/FUL Valid date: 30/06/2014
Boundary Way Combined Site Abbots Langley Hertfordshire - Demolition of 24 flats, shop and community building and removal of garages and creation of 56 new 1, 2 and 3 bed homes consisting of two to three storey buildings together with new shop, community facilities including community gardens, parking, landscaping and alterations to main carriageway for Watford Community Housing Trust.
Whilst the improvements to some aspects of the original plans are welcomed, in particular the removal of the open landings/walkways on site B, Members still object to this application on the following grounds:- * Overdevelopment. * Insufficient parking. * Loss of garages. * Access problems in some areas for emergency vehicles. * Overlooking issues creating loss of privacy. * Inadequate open spaces/green areas. * Lack of external amenity space in area C1 in particular. The Committee consider this application to be overdevelopment on an already cramped site.

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7. 14/1232/FUL

Valid date: 27/06/2014

Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Deed of Variation: Variation of the existing S106 Agreement and Traffic and Visitor Management Plan (relating to planning permission 10/0080/FUL) at Warner Bros. Studios Leavesden to allow studio tours to commence up to 21:00 hours on days when late night events take place for Warner Bros. Studios Leavesden.

No objections providing the car park and lighting provisions, detailed in paragraph 3.8 of the Variation of Section 106 Agreement, are complied with and late night licences are limited to 14 per year with no increase.

8. 14/1254/FUL

Valid date: 27/06/2014

12 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Demolition of existing conservatory and construction of replacement single storey rear extension for Mr Richard Jackman.

No objections.

9. 14/1195/FUL

Valid date: 01/07/2014

119 Toms Lane Kings Langley Hertfordshire WD4 8NP - Single storey rear extension for Mr And Mrs Connew.

No objections, however Members are concerned that this proposed extension in addition to that previously permitted under 07/1704/FUL will create a large increase in the footprint of the original building.