

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 6th August 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

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

123. Apologies for absence

There were no apologies for absence.

124. Declarations of interest

Councillor Derryck Croker declared an interest in agenda item 9 of appendix B1 - planning application 14/1417/FUL, being known neighbours.

125. Public participation

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

126. Planning Decisions from Three Rivers District Council

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

127. 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.

128. Three Rivers District Council - Planning Committee

Councillor Gloria Keaveny attended the meeting on 17th July and reported on planning applications:

14/1044/RSP - 70B Station Road - Approved subject to completion of S106 agreement and additional condition regarding lighting.

14/1168/FUL - Boundary Way - Report noted, site visit to be made.

129. Three Rivers Planning Committee

Members confirmed attendance at the forthcoming meetings as:

14th August 2014	Councillor Jean Bowman
18th September 2014	Councillor Owen Roe
16th October 2014	Councillor Gloria Keaveny

130. Review of County Council Funded Bus Services

Members agreed that Councillor Owen Roe would attend the meeting for town and parish councils, on behalf of the committee, to discuss the proposals.

131. Hertfordshire Waste Development Framework

Members noted the adoption by the County Council of the Waste Site Allocations Development Plan Document for 2011-2026, identifying sites suitable to accommodate facilities for sustainable waste management within Hertfordshire.

132. Highways and Transport Matters

Members noted the following temporary road closures within the Parish for highways maintenance works:

- i. Old House Lane, Abbots Langley.
- ii. Tibbs Hill Road/Bedmond Road, Abbots Langley; High Street/Church Hill, Bedmond and Bedmond Road.

Abbots Langley Parish Council

133. Appeals

Members noted the appeal against refusal of planning permission 14/0153/FUL - 128A Toms Lane - Single storey side and rear extension with carport, loft conversion with increase in ridge height and extension to roof to rear over existing single storey rear extension to create first floor accommodation served by dormers and rooflights and new front porch. DoE Appeal ref: APP/P1940/D/14/2220962.

The meeting closed at 9.00 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 6th August 2014

Appendix A1

1. **14/1007/FUL** ALPC meeting 04/06/2014

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.

ALPC Comment: No objections but the annexe must remain as ancillary accommodation subordinate to the main dwelling.

TRDC Decision: Approved
2. **14/0966/ADV** ALPC meeting 04/06/2014

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.

ALPC Comment: No objections.

TRDC Decision: Approved
3. **14/0947/FUL** ALPC meeting 25/06/2014

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.

ALPC Comment: 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.

TRDC Decision: Approved
4. **14/1044/RSP** ALPC meeting 25/06/2014

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.

ALPC Comment: 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 Three Rivers Planning Committee for consideration.

TRDC Decision: Refused

Reason: The proposed development would result in a significant increase in demand for sustainable transport provision in the area. The proposed development would exacerbate this situation and in the absence of an agreement under provisions of Section 106 of the Town and Country Planning Act 1990 fails to recognise the impact of the development upon this requirement. The application therefore fails to meet the requirements of Policies PSP3, CP1, CP8 and CP10 of the Core Strategy (adopted October 2011).
5. **14/1057/FUL** ALPC meeting 25/06/2014

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.

Abbots Langley Parish Council

ALPC Comment: No objections.

TRDC Decision: Approved

6. 14/1026/FUL ALPC meeting 25/06/2014
33 Lemonfield Drive Watford WD25 9TP - Single storey side and rear extension and internal alterations for Mr And Mrs D Norman.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 14/0948/FUL ALPC meeting 25/06/2014
22 - 26 High Street Abbots Langley Hertfordshire WD5 0AR - Installation of a security cupboard outside shop front for McColls Retail Group.
ALPC Comment: 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.
TRDC Decision: Refused
Reason: The proposed security cupboard would by reason of its siting and design reduce the available width of the footway to the detriment of the free and safe flow of pedestrian passage. No evidence has been provided to show that a suitable alternative location does not exist which may outweigh the impact to pedestrian safety. The development is therefore contrary to Policy CP10 of the Core Strategy (adopted October 2011).
8. 14/1131/FUL ALPC meeting 16/07/2014
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.
ALPC Comment: No objections but Members expressed concerns about the loss of the garage.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 6th August 2014

Appendix B1

1. 14/1320/FUL Valid date: 08/07/2014
15 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JA - Conversion of single house to two houses including addition of rear dormer and front rooflights and alterations to fenestration and new vehicle cross over for Mr Terry Jones.
No objections.
2. 14/1084/FUL Valid date: 07/07/2014
46 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part two storey and part single storey rear extension, single storey side/rear extension, two storey front extension and alteration to roof to include increase in ridge height for Mr Benny Venter.
No objections.
3. 14/1196/FUL Valid date: 01/07/2014
16 Church Hill Bedmond Abbots Langley WD5 0RN - Alterations to frontage to create parking spaces and creation of vehicular access for Mr & Mrs Robert Harman.
No objections providing the works to replace the existing public footway comply with HCC standards.
4. 14/1334/FUL Valid date: 09/07/2014
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Single storey rear extension for Mr V Teli.
Members object to this application which is out of keeping and disproportionately large. They feel the proposed design of the extension falls short of that appropriate to this development within the green belt.
5. 14/1269/FUL Valid date: 11/07/2014
18 Hilltop Road Kings Langley Hertfordshire WD4 8NT - Alterations to roof to include extension to rear and side to allow first floor accommodation served by rooflights to front and rear and erection of canopy to front elevation for Mr Gordon Kampta.
No objections.
6. 14/1180/ADV Valid date: 08/07/2014
High Street At Junctions With Abbots Road And Langley Road Abbots Langley Hertfordshire - Erection of non-illuminated triple sided notice board and single notice board along the High Street for Abbots Langley Parish Council.
Noted.
7. 14/1242/CLED Valid date: 16/07/2014
Farm Bungalow Harthall Lane Pimlico Hemel Hempstead HP3 8SE - Certificate of Lawfulness Existing Use: Use of outbuilding as ancillary annexe for Mr M Owens.
Members would like more evidence of continuous residential occupancy of this outbuilding within the green belt.
8. 14/1362/FUL Valid date: 10/07/2014
5 Hyde Terrace Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Part single and part two storey rear extension for Mr Greg Lawrence.
No objections.

Abbots Langley Parish Council

9. 14/1417/FUL Valid date: 17/07/2014
157 Coates Way Garston Watford Hertfordshire WD25 9PF - Single storey rear extension for Mr T J Dobbs.
No objections.
10. 14/1434/FUL Valid date: 21/07/2014
9 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey side and rear extension for Mrs Lucy Bishop.
Members remain concerned about possible loss of light for neighbours and would encourage a resited replacement tree.
11. 14/1451/FUL Valid date: 23/07/2014
98 Toms Lane Kings Langley Hertfordshire WD4 8NL - Single storey front infill extension, single storey rear extensions and extension and alterations to roof to include extension to rear to create crown roof with rear dormers and insertion of rooflights within side elevations for Mrs Louise Hammond.
Members feel this is overdevelopment within the green belt.