

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 17th September 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.

177. Apologies for absence

There were no apologies for absence.

178. Declarations of interest

There were no declarations of interest.

179. Public participation

There were three members of the public present and Mr Gary Chatterton signed in and requested to speak on Agenda Item 1 to Appendix B1, planning application 14/1501/RSP.

180. To confirm the Minutes of the previous meeting

It was proposed by Councillor Mrs Jean Bowman, seconded by Councillor Gloria Keaveny and **RESOLVED** that the minutes of the meeting held on 16th July 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.

It was proposed by Councillor Derryck Croker, seconded by Councillor Owen Roe and **RESOLVED** that the minutes of the meeting held on 6th August 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.

It was proposed by Councillor Owen Roe, seconded by Councillor Gloria Keaveny and **RESOLVED** that the minutes of the meeting held on 27th August 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.

181. Planning Decisions from Three Rivers District Council

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

182. Planning Applications as received from Three Rivers District Council

Mr Chatterton spoke against planning application 14/1501/RSP - Beck House, 70B Station Road, Kings Langley, expressing his and other immediate residents' objections to the proposal, with particular regard to fire engine access and limited visibility for vehicles to enter and leave the site safely.

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

183. Highways and Transport Matters

Members noted the implementation of no waiting restrictions in Hunton Bridge and High Elms Lane.

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184. Correspondence

Members noted the reply from Hertfordshire Highways to comments they submitted with regard to the safety camera in Station Road, Kings Langley.

The meeting closed at 9.06 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 17th September 2014

Appendix A1

1. **14/0702/FUL** ALPC meeting 21/05/2014
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.
ALPC Comment: 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.
TRDC Decision: Refused
Reason: To be notified
2. **14/1320/FUL** ALPC meeting 06/08/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
3. **14/1084/FUL** ALPC meeting 06/08/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
4. **14/1196/FUL** ALPC meeting 06/08/2014
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.
ALPC Comment: No objections providing the works to replace the existing public footway comply with HCC standards.
TRDC Decision: Refused
Reason: The proposed access and hardstanding due to its position and extent of hardstanding proposed would have an urbanising impact on the openness and rural character of the Metropolitan Green Belt, application site and wider area; and result in actual harm to the open and rural character of the Metropolitan Green Belt. The proposed development would result in inappropriate development. No very special circumstances have been presented which would outweigh the actual harm to the Green Belt. The proposed development would be contrary to Policy CP11 of the Core Strategy (adopted October 2011) and Policy DM2 of the Development Management Policies LDD (adopted July 2013).

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5. 14/1334/FUL ALPC meeting 06/08/2014
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Single storey rear extension for Mr V Teli.
ALPC Comment: 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.
TRDC Decision: Approved
6. 14/1362/FUL ALPC meeting 06/08/2014
5 Hyde Terrace Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Part single and part two storey rear extension for Mr Greg Lawrence.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 14/1417/FUL ALPC meeting 06/08/2014
157 Coates Way Garston Watford Hertfordshire WD25 9PF - Single storey rear extension for Mr T J Dobbs.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/1324/FUL ALPC meeting 27/08/2014
7 Mutchetts Close Garston Watford Hertfordshire WD25 9TS - Single storey rear extension and first floor side and rear extension for Mr Gary Duke-Cohan.
ALPC Comment: Members feel they have no grounds to object but do have concerns regarding loss of privacy for neighbouring properties.
TRDC Decision: Approved
9. 14/1418/FUL ALPC meeting 27/08/2014
195 Abbots Road Abbots Langley Hertfordshire WD5 0BN - First floor rear extension, replacement front porch canopy, internal alterations and alterations to fenestration for Mr Daniel Parsons.
ALPC Comment: Members have no grounds to object.
TRDC Decision: Approved

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Planning applications considered on 17th September 2014

Appendix B1

1. **14/1501/RSP** Valid date: 19/08/2014
Brandon Frost Ltd, 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 Mr Anthony Moss.
Members wish to draw the Committees attention to the reports from Hertfordshire County Council and Hertfordshire Fire & Rescue Service with regard to visibility and fire safety. They are also concerned about the safety of children waiting at the nearby bus stop.
2. **14/1592/FUL** Valid date: 16/08/2014
33 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - Demolition of existing garage and construction of two storey side and rear extension with Juliet balcony and single storey rear extension for Mr Colin Knowler.
No objections.
3. **14/1642/FUL** Valid date: 26/08/2014
57 Gallows Hill Abbots Langley Hertfordshire WD4 8LX - Demolition of shed and erection of single storey rear extension and internal alterations for Mr Kurt Zdesar.
No objections.
4. **14/1643/FUL** Valid date: 26/08/2014
117A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and internal alterations for Mr John Henderson.
No objections.
5. **14/1637/FUL** Valid date: 26/08/2014
31 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Single storey rear extension for Mrs J M Marsh.
No objections.
6. **14/1652/FUL** Valid date: 27/08/2014
84C Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BY - Conversion of garage to habitable accommodation for Mrs Elizabeth Stephenson.
No objections.
7. **14/1554/FUL** Valid date: 01/09/2014
15 Long Elms Close Abbots Langley Hertfordshire WD5 0PB - Single storey front extension and front dormer and part two storey and part single storey rear extension for Mr P Richard.
No objections. Members feel there could be party wall issues.

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Appendix B2

1. 14/1644/FUL Valid date: 03/09/2014
17 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Two storey side extension with front dormer, single storey side and rear extension, two storey rear extension and front infill extension to porch for Mr S Connor.
Members object to this application which they feel is overdevelopment, being too large and also too close to the boundary at first floor level. They are concerned about loss of light for the neighbouring property number 15.
2. 14/1715/FUL Valid date: 03/09/2014
98 Toms Lane Kings Langley Hertfordshire WD4 8NL - Single storey front infill extension, single storey rear extensions and alterations to roof to include rear dormer and insertion of rooflights within side elevations and extension to raised patio for Mrs Louise Hammond.
Members feel this is overdevelopment within the green belt.
3. 14/1696/FUL Valid date: 02/09/2014
Garage Block Austin Villas Woodside Road Abbots Langley Hertfordshire - Demolition of existing garage block and erection of two detached chalet bungalows with accommodation in roofspace and associated parking and landscaping for Audrey Balderstone.
The reduction in height does not address their previous objections and Members still object to this inappropriate 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. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.
4. 14/1752/FUL Valid date: 05/09/2014
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Deed of Variation: Variation of the existing S106 Agreement (relating to planning permission 10/0080/FUL) at Warner Bros. Studios Leavesden to insert additional clauses relating to visitor numbers; to vary clauses to increase daily visitor numbers from 5,000 to 5,728 and from 5,540 to 6,383 on Saturdays, school holidays and floating days; to vary clauses to increase number of floating days from 15 to 20; to vary clauses to permit floating days within 10 days of any school holiday; and updates to definitions for Warner Bros. Studios Leavesden.
Members applaud the success of this venture but are concerned that this latest application for further variations of the S106 Agreement will put extra pressure on the local road network.
5. 14/1507/FUL Valid date: 08/09/2014
48 The Crescent Abbots Langley Hertfordshire WD5 0DS - Demolition of existing conservatory and construction of two storey rear extension for Mr and Mrs Green.
Members object to this large two storey extension which will restrict light to the adjoining property. They also feel there may be party wall issues.