

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 29<sup>th</sup> October 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

Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

### **227. Apologies for absence**

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

### **228. Declarations of interest**

There were no declarations of interest.

### **229. Public participation**

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

### **230. Planning Decisions from Three Rivers District Council**

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

### **231. 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.

### **232. Three Rivers District Council - Planning Committee**

- i. Councillor Gloria Keaveny attended the meeting on 16<sup>th</sup> October and reported on planning application 14/1549/FUL - The Horsefield, South Way - approved.
- ii. Members confirmed their attendance at the above forthcoming meetings as:  
20<sup>th</sup> November 2014 - Councillor Jean Bowman  
11<sup>th</sup> December 2014 - Councillor Owen Roe

### **233. Future Projects**

Members discussed their priorities for the current year's budget spend and agreed the following:

- Complete refurbishment of Bedmond Road bus shelter, opposite Love Lane (minute 388.- 9th April 2014).
- New notice board for the Abbotswood Park development to be installed in the central precinct off Aerodrome Way.
- New boundary "Welcome To" signage for Abbots Langley and Bedmond. Officer to investigate and report to next meeting.

Projects for the next financial year to include a notice board for Pimlico and signage for the less central areas of the Parish.

### **234. Highways and Transport Matters**

Members noted the following temporary road closure within the Parish:

- i. High Street, Abbots Langley from its junction with St Lawrence Close southwards and south westwards to its junction with Langley Road, to enable highways maintenance works to take place. The section of road will be closed and temporary waiting restrictions in place for approximately 3 days during the period 21<sup>st</sup> to 24<sup>th</sup> November 2014, when

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signs are in place.

- ii. The proposal to install road humps and pedestrian crossings in various roads within Abbotswood Park, Abbots Langley:- Bateson Drive, Burbridge Road, Cunningham Way, Rosemarie Close, Braham Crescent, Ivy Close, Offord Grove and South Way.

**235. Appeals**

Members noted the following appeals to the Secretary of State against refusal of planning permission:-

- i. 14/0920/FUL - Waterdale House, Chequers Lane - Insertion of dormer window within the eastern roofslope of stable block. Appeal ref: APP/P1940/D/14/2226088.
- ii. 14/1196/FUL - 16 Church Hill, Bedmond - Alterations to frontage to create parking spaces and creation of vehicular access. Appeal ref: APP/P1940/D/14/2225895.
- iii. 14/1269/FUL - 18 Hilltop Road, Kings Langley - 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. Appeal ref: APP/P1940/D/14/2226388.

The meeting closed at 10.05 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

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### Planning applications decided by Three Rivers District Council Reported on 29<sup>th</sup> October 2014

#### Appendix A1

1. **14/1486/RSP** ALPC meeting 27/08/2014  
Highwood Equestrian Highwoodhall Lane Pimlico Hertfordshire - Retrospective:  
Change of use to livery yard for Mrs Lynne Cooper.  
**ALPC Comment:** Members note the change of use falls within the green belt and have concerns about the increase in traffic and access onto Bedmond Road.  
**TRDC Decision:** Approved
2. **14/1501/RSP** ALPC meeting 27/08/2014  
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.  
**ALPC Comment:** No objections providing the S106 agreement is complete and the additional condition regarding lighting is added.  
**TRDC Decision:** Approved
3. **14/1592/FUL** ALPC meeting 17/09/2014  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. **14/1643/FUL** ALPC meeting 17/09/2014  
117A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and internal alterations for Mr John Henderson.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. **14/1637/FUL** ALPC meeting 17/09/2014  
31 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Single storey rear extension for Mrs J M Marsh.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. **14/1652/FUL** ALPC meeting 17/09/2014  
84C Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BY - Conversion of garage to habitable accommodation for Mrs Elizabeth Stephenson.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
7. **14/1554/FUL** ALPC meeting 17/09/2014  
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.  
**ALPC Comment:** No objections. Members feel there could be party wall issues.  
**TRDC Decision:** Refused

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**Reason:** The proposed part two storey and part single storey rear extension, by reason of its height, depth, design and siting in close proximity to the south west boundary, would result in overdevelopment of the site and create an overbearing, oppressive and un-neighbourly form of development which would result in unacceptable loss of light to the habitable rooms and amenity space provision of No.14 Long Elms Close. The proposed development would therefore be detrimental to the residential amenity of the occupiers of No.14 Long Elms Close 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).

**8. 14/1715/FUL**

ALPC meeting 17/09/2014

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.

**ALPC Comment:** Members feel this is overdevelopment within the green belt.

**TRDC Decision:** Approved

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Planning applications considered on 29<sup>th</sup> October 2014

Appendix B1

1. 14/1842/FUL Valid date: 01/10/2014  
45 The Maltings Hunton Bridge Kings Langley WD4 8QL - Single storey front extension and conversion of garage into habitable accommodation for Mr Bambos Zandes.  
**No objections.**
2. 14/1786/RSP Valid date: 02/10/2014  
34 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Single storey side and rear extension for Mr David Conroy.  
**No objections.**
3. 14/1841/FUL Valid date: 02/10/2014  
176 Abbots Road Abbots Langley Hertfordshire WD5 0BL - First floor side extension and single storey rear extension for Mr Martin Coyle.  
**Members have no objections to the single storey rear extension but feel the two storey side extension is too close to the boundary with number 178 and should be stepped back.**
4. 14/1894/FUL Valid date: 01/10/2014  
Land Adjacent: 35 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA - Erection of detached 3 bedroom dwelling with associated access, driveway and landscaping and alterations to existing dwelling including demolition of attached garage for Mr & Mrs Corcoran.  
**Members object to this cramped development which will create a terracing effect. They have concerns regarding the safety of the access/egress on the bend in the road; the gravel surface of the drive/parking area and the loss of the garage.**
5. 14/1880/FUL Valid date: 06/10/2014  
41 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Loft conversion including rear dormer with Juliet balcony and front rooflights for Mr Tejendra Patel, Archian Ltd.  
**Members object to this application which is too high and would result in a loss of privacy for the surrounding properties.**
6. 14/1882/FUL Valid date: 01/10/2014  
Shire Cottage Dairy Way Abbots Langley Hertfordshire WD5 0QJ - Loft conversion including extension to roof, insertion of dormers and change of roof from thatch roof to tiles for Mr Tony Walshe.  
**Members object to this application within the green belt and the loss of the majority of the thatched roof, they feel the proposed dormer is inappropriate on this historically important building and would detract from the heritage of the area.**
7. 14/1848/ADV Valid date: 02/10/2014  
Unit 3 Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Watford Hertfordshire WD25 7SA - Development Consent: Erection of internally illuminated totem sign at entrance for Hill Farm Avenue Ltd.  
**No objections.**

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8. 14/1904/FUL Valid date: 07/10/2014  
Unit 3 Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Watford Hertfordshire WD25 7SA - Alteration to site access, extension to hardstanding to provide additional parking, erection of new fence along northern boundary and insertion of gate, bollards and new signage at entrance for Hillfarm Avenue Ltd.  
**No objections.**
9. 14/1798/FUL Valid date: 07/10/2014  
St Lawrences Church High Street Abbots Langley Hertfordshire - Single storey side extension to provide meeting room, coffee point & WC facilities with level access for wheelchair users for St Lawrence Church.  
**Members support this application to provide these much needed facilities and a level access for wheelchair users.**
10. 14/1799/LBC Valid date: 07/10/2014  
St Lawrences Church High Street Abbots Langley Hertfordshire - Listed Building Consent: Single storey side extension to provide meeting room, coffee point & WC facilities with level access for wheelchair users for St Lawrence Church.  
**Members support this application to provide these much needed facilities and a level access for wheelchair users.**
11. 14/1974/FUL Valid date: 09/10/2014  
10 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Demolition of existing garage and erection of detached garage with accommodation within roofspace for Mr E Buckwald.  
**Members object to this dominant and overlooking redevelopment of the existing garage which is inappropriate in the centre of this row of small cottages within the conservation area. The similar, previously approved application for number 14 - 13/2160/FUL - is at the far end of the row and the rear service road and also on a larger plot.**
12. 14/1864/FUL Valid date: 08/10/2014  
11 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extension for Mr J Connare.  
**Members feel this proposal is rather large for the plot in a terrace of properties and that there may be party wall issues.**
13. 14/1973/FUL Valid date: 09/10/2014  
178 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Demolition of existing garage and construction of two storey and single storey side/rear extension, first floor rear extension, single storey front extension and alterations for Mr M Broomfield.  
**Members have concerns about the close proximity of the extension to the side boundary when considered in conjunction with the current pending application for the adjoining property 176 - 14/1841/FUL.**
14. 14/1972/FUL Valid date: 13/10/2014  
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, loft conversion including increase in ridge height, extension to roof to create crown roof, rear dormer, rooflights to front and side and extension to raised patio to rear for Mr & Mrs Cousins.  
**Members object to the dormer windows and use of the roof space which they feel is out of keeping in the area and overdevelopment of a residential site and also the loss of the garage.**

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15. 14/1854/FUL Valid date: 10/10/2014  
83 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Demolition of existing fire damaged garage and construction of replacement building to rear of dwelling with basement level and to include habitable accommodation for Mr Christian Weavers.  
**No objections.**
16. 14/1918/FUL Valid date: 13/10/2014  
44 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Two storey side and rear extension for Mr D Stowe.  
**No objections.**
17. 14/1989/FUL Valid date: 10/10/2014  
17 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Two storey side and rear extension with front dormer, single storey side and rear extension and front infill extension to porch for Mr S Connor.  
**Members have no objections and feel this is an improvement on the earlier submission 14/1644/FUL.**
18. 14/2014/FUL Valid date: 14/10/2014  
2 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr Alan Graham.  
**No objections.**
19. 14/2032/FUL Valid date: 15/10/2014  
46 Abbots Road Abbots Langley Hertfordshire WD5 0BG - Conversion of garage to habitable accommodation, construction of single storey front porch extension and alterations to fenestration for Mr & Mrs Plumb.  
**Members regret the loss of the garage in this congested area.**
20. 14/2004/FUL Valid date: 16/10/2014  
67A Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Demolition of existing side extension and construction of single storey rear extension and alterations to fenestration for Mr Steve Toms.  
**No objections.**
21. 14/2009/FUL Valid date: 21/10/2014  
4 Water Lane Kings Langley Hertfordshire WD4 8HN - Amendment to planning permission 14/1484/FUL (single storey side/rear extension, front bay projection, creation of second floor level including new roof with raise in eaves and ridge height, front and rear gable ends and side rooflights) to include Juliet balcony to rear and additional rooflights for Mr L Egan.  
**No objections.**
22. 14/2057/FUL Valid date: 21/10/2014  
45 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - First floor side extension for Mr I Ryder.  
**No objections.**

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23. 14/1986/FUL

Valid date: 16/10/2014

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 Mrs  
Audrey Balderstone.

**Members feel their original objections have been partly addressed but still have  
concerns about the access onto a busy road.**