

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 19<sup>th</sup> November 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.

### **258. Apologies for absence**

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

### **259. Declarations of interest**

There were no declarations of interest.

### **260. Public participation**

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

### **261. 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 17<sup>th</sup> September, 8<sup>th</sup> and 29<sup>th</sup> October 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.

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

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

### **263. 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.

### **264. Highways Liaison Meetings**

Members reviewed the effectiveness of the current Highways Liaison Meeting arrangements and agreed they are of value and are in favour of their continuation. They felt there should be officers at the meetings to take minutes; would like more information on financial strategic planning for emergencies and would hope to be able to influence the works programme in the future. The Committee feel they benefit from the presentations which are helpful and informative.

### **265. Notice Board/Village Signs**

The Officer reported that the proposal to install a new notice board on the Abbotswood Park development (min. 233) was not possible at present due to the current progress on completion of the central precinct. Members agreed that a new board in Pimlico should be provided and the Officer would investigate the most suitable location.

It was felt that the Abbots Langley Village Centre signs in Gallows Hill Lane and at the northern end of the High Street were in a reasonable condition and apart from the addition of a planter to the latter, did not require replacing.

Whilst the Bedmond Village signs on Bedmond Road and Church Hill were adequate Members agreed that the one on Toms Lane should be replaced.

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**266. Highways and Transport Matters**

Members noted the communication from HCC with regard to the conversion of streetlights on A roads across the county to LED lighting.

**267. Appeals**

Members noted the appeal against the refusal of planning permission 14/1554/FUL - 15 Long Elms Close - Single storey front extension and front dormer and part two storey and part single storey rear extension. Appeal ref: APP/P1940/D/14/2228031.

The meeting closed at 9.48 pm.

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

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

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 19<sup>th</sup> November 2014

#### Appendix A1

1. **14/1549/FUL** ALPC meeting 27/08/2014

The Horsefield South Way Abbots Langley Hertfordshire - Change of use from agricultural land to public open space, creation of vehicle entrance onto Furtherfield for maintenance vehicles and creation of two pedestrian entrances for Three Rivers District Council.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
2. **14/1642/FUL** ALPC meeting 17/09/2014

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
3. **14/1717/FUL** ALPC meeting 08/10/2014

3 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mrs Lara Viner.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. **14/1720/RSP** ALPC meeting 08/10/2014

35 Royce Grove Leavesden Watford Hertfordshire WD25 7GB - Part Retrospective: Single storey side extension and conversion of garage to habitable accommodation and single storey rear extension for Mr Barry Robinson.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
5. **14/1691/FUL** ALPC meeting 08/10/2014

Kings House Business Centre Station Road Kings Langley Hertfordshire WD4 8LZ - Alterations to external plant room to create storage and kitchen manager's office; demolition of the existing external smokers shelter and construction of a new glazed walkway connecting converted plant room to canteen; and alterations to land levels and landscaping for Fraser Investment Holdings.

**ALPC Comment:** Members have no objections on planning grounds but realise there may be legal issues regarding land ownership and boundaries.

**TRDC Decision:** Approved
6. **14/1600/FUL** ALPC meeting 08/10/2014

3 Long Elms Abbots Langley Hertfordshire WD5 0JS - Demolition of existing side extension and construction of single storey side and rear single extension with a front bay window for Mr and Mrs Shayler.

**ALPC Comment:** No objections but Members expressed concerns about the loss of the garage on this congested road.

**TRDC Decision:** Approved

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7. 14/1391/FUL ALPC meeting 08/10/2014  
84 Wharf Way Hunton Bridge Kings Langley WD4 8FN - Construction of outbuilding for Mr Shaun Reilly.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 14/1749/FUL ALPC meeting 08/10/2014  
Shaffords Knoll Farm Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RT - Two storey rear extensions, first floor extension and replacement roof to include dormer windows to front and rear for Mrs Ivy Kennealy.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposed development, including the significant rise in eaves and roof height and two storey extensions to the front and rear would by reason of its scale, bulk and massing lead to a prominent form of development to the detriment of the open character and appearance of the Metropolitan Green Belt. The size and scale of the development would result in a development which is disproportionate in size to the original building resulting in an inappropriate form of development within the Green Belt. No very special circumstances have been demonstrated that would outweigh the harm to the Green Belt by reason of inappropriateness and actual harm to the openness. The development would therefore be contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
9. 14/1775/FUL ALPC meeting 08/10/2014  
2 Hazelgrove Cottages Kindersley Way Abbots Langley Hertfordshire WD5 0DJ - Two storey side extension; part single, part two storey rear extension and front porch for Mr G Hazell.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 14/1758/FUL ALPC meeting 08/10/2014  
12 Dellmeadow Abbots Langley Hertfordshire WD5 0BA - Conversion of garage to habitable accommodation for Mrs Rebecca Noori.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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Planning applications considered on 19<sup>th</sup> November 2014

Appendix B1

1. 14/2073/FUL Valid date: 22/10/2014  
64 Station Road Kings Langley Hertfordshire WD4 8LB - Single storey rear extension for Mr and Mrs Berdinner.  
**No objections.**
2. 14/2059/FUL Valid date: 27/10/2014  
Ruslings Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Single storey front extension. Alteration to roof including raising of ridge, front and rear dormers and lifting of side and rear walls to create first floor accommodation, extension of front parking area and widening of dropped kerb for Mr & Mrs S Pattison.  
**No objections.**
3. 14/2090/FUL Valid date: 29/10/2014  
9 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Two storey side extension, single storey rear extensions and alterations to front porch for Mr & Mrs Trevor Hardy.  
**No objections.**
4. 14/2099/FUL Valid date: 29/10/2014  
128A Toms Lane Kings Langley Hertfordshire WD4 8NR - Replacement pitched roof over existing flat roofed rear extension for Mr Kieran Corcoran.  
**No objections.**
5. 14/1999/FUL Valid date: 15/10/2014  
82 Toms Lane Kings Langley Hertfordshire WD4 8NL - Two storey side extension, with accommodation within the roof space served dormer projection to the rear and single storey rear extension for MNM Property Services Ltd.  
**No objections.**
6. 14/2066/FUL Valid date: 28/10/2014  
5 Nightingale Close Abbots Langley Hertfordshire WD5 0GL - Proposed single storey side extension and alteration of external works for Mrs Carmel Festenstein.  
**No objections.**
7. 14/2093/FUL Valid date: 29/10/2014  
2 Heather Close Abbots Langley Hertfordshire WD5 0SS - Replacement of existing attached garage with two storey side and rear extension with rear dormer window and single storey rear extension. for Mr Colin Fewster.  
**Members are concerned about the lack of parking provision, which is an issue on this estate, as the garage shown on the proposed plans is too small to accommodate a car. Also any trees removed must be replaced.**
8. 14/2096/RSP Valid date: 30/10/2014  
40 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Part retrospective: Retention and re-siting of existing air conditioning unit along side elevation of dwelling for Mrs Valerie Fraser.  
**No objections providing the re-siting of the unit addresses the noise problem.**

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9. 14/1984/FUL

Valid date: 07/11/2014

Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Construction of detached building to serve as a carport, log store and cycle/mowor store for Countryfile Ltd.

**No objections.**

10. 14/2121/LBC

Valid date: 10/11/2014

3 Dairy Way Abbots Langley Hertfordshire WD5 0TB - Replacement windows for Mr Goldstein.

**Members would prefer replacement wooden frames on this Grade II listed building in the green belt, but providing the PVCu replacements look the same as the existing wooden ones they have no objections.**

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Planning applications considered on 19<sup>th</sup> November 2014

Appendix B2

1. 14/1998/FUL Valid date: 07/11/2014  
1 Seabrook Road Kings Langley Hertfordshire WD4 8NU - Single storey side and rear extension for Mr S Martin.  
**No objections providing this latest application, together with the two previous extensions already made to the property, will not exceed the permitted 40% of the original footprint of the building permitted in the green belt.**
2. 14/2128/FUL Valid date: 10/11/2014  
46 And 48 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey side and rear extension to No. 46 and two storey rear extension to No. 48 for Mr And Mrs Green/Mr T Bowyer.  
**Members have no objections in principal but are concerned about the two storey side extension to number 46 being only 0.7 metres from the boundary of the neighbouring property.**
3. 14/2153/FUL Valid date: 11/11/2014  
46 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Single storey rear extension for Mr & Mrs B Lewis.  
**Members have concerns regarding the large size of this proposal on a small plot and the potential loss of light to the adjoining property no.45.**
4. 14/2016/FUL Valid date: 07/11/2014  
6 Oak Tree Close Abbots Langley Hertfordshire WD5 0HU - Conversion of garage into habitable accommodation for H & M Property Services.  
**Deferred to next meeting for clarification of plans.**
5. 14/2155/FUL Valid date: 11/11/2014  
The Maltsters Old Mill Road Hunton Bridge Kings Langley WD4 8QX - Demolition of existing shed and summerhouse and construction of detached outbuilding for Mr & Mrs Peter Ratcliffe.  
**No objections.**