

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 3rd December 2014 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Chairman: Councillor David Major
Councillors: Councillor Jean Bowman
Councillor Derryck Croker
Councillor Gloria Keaveny
Officers: Janet Pearce - Planning and Meetings Officer

The meeting opened at 7:30 pm.

277. Apologies for absence

Apologies were received accepted and recorded from Councillor Owen Roe (other commitment).

278. Declarations of interest

There were no declarations of interest.

279. Public participation

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

280. Planning Decisions from Three Rivers District Council

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

281. 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.

282. Three Rivers Planning Committee

Councillor Jean Bowman attended the meeting on 20th November 2014 and reported on planning application 14/1661/FUL - Little Lily, Toms Lane, Kings Langley, which was approved for a temporary period of three years.

283. Budget 2015-2016

Members discussed both the current and the 2015-2016 budgets:

Proposals for this year:

Notice Boards:

- New notice board for Pimlico
- New "Bedmond" name board for entrance to village in Toms Lane
- Parish map for three sided board in Abbots Langley High Street
- Construction of a flower planter in front of "Abbots Langley" sign at northern end of the High Street to match the one on Gallows Hill Lane (planting/maintenance to be the responsibility of AIM's) and also a similar planter for the new Bedmond village sign.

Bus Shelters:

- Completely refurbish shelter in Bedmond Road, opposite Love Lane
- Repairs to any further shelters as advised by works team.

Members suggested that any remaining budget could be used to replace end of life benches.

Next Year - 2015-2016:

Following discussions on the 2015-2016 budget proposals, members requested further information on expected costs and to consider any areas which could benefit from some improvements (ie. street furniture/signage). This item to be brought to the next agenda.

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284. Safety Camera Station Road

Members considered the latest correspondence from Hertfordshire County Council and approved the contents of the letter to be sent to residents with regard to the safety camera opposite Kings Langley station.

285. Highways and Transport Matters

Members noted the installation by Hertfordshire County Council of "Real Time" bus passenger information screens in the two shelters in Abbots Langley High Street and the one on Station Road, Kings Langley.

The meeting closed at 9.30 pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 3rd December 2014

Appendix A1

1. **14/1661/FUL** ALPC meeting 08/10/2014

Little Lily Toms Lane Kings Langley Hertfordshire WD4 8NJ - Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking for Mr John Wall-Cash.

ALPC Comment: No objections providing permission is granted for a temporary period of five years. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.

TRDC Decision: Approved with conditions - see TRDC website for full details.
2. **14/1839/FUL** ALPC meeting 08/10/2014

10 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Demolition of existing garage and construction of two storey side extension and single storey front and side extension for Mr Stephen Davis.

ALPC Comment: Members have no planning objections but note the concerns of neighbours regarding possible loss of light.

TRDC Decision: Approved
3. **14/1761/FUL** ALPC meeting 08/10/2014

15 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Conversion of garage to habitable accommodation and extension to hardstanding for Ms Amy Toms.

ALPC Comment: Members are concerned that if the proposal is to be a commercial venture then planning permission should be applied for and visitor parking requirements taken into consideration. The new driveway should be constructed using a permeable material. Members also regret the loss of the garage.

TRDC Decision: Approved with conditions - see TRDC website for full details.
4. **14/1840/FUL** ALPC meeting 08/10/2014

56 Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Demolition of existing garage and construction of single storey side and rear extension, demolition of porch, removal of timber cladding and render to area of existing timber cladding for Mr Toby Henderson.

ALPC Comment: No objections.

TRDC Decision: Approved
5. **14/1746/FUL** ALPC meeting 08/10/2014

Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Demolition of existing barn and outbuildings and replacement with two storey dwelling. Demolition of existing bungalow and erection of detached 3-bay garage. Alteration to existing access and creation of additional new access for Mr L. Uggla.

ALPC Comment: No objections.

TRDC Decision: Approved
6. **14/1842/FUL** ALPC meeting 29/10/2014

45 The Maltings Hunton Bridge Kings Langley WD4 8QL - Single storey front extension and conversion of garage into habitable accommodation for Mr Bambos Zandes.

ALPC Comment: No objections.

TRDC Decision: Approved

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7. 14/1786/RSP ALPC meeting 29/10/2014
34 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective:
Single storey side and rear extension for Mr David Conroy.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/1841/FUL ALPC meeting 29/10/2014
176 Abbots Road Abbots Langley Hertfordshire WD5 0BL - First floor side extension
and single storey rear extension for Mr Martin Coyle.
ALPC Comment: 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.
TRDC Decision: Approved
9. 14/1894/FUL ALPC meeting 29/10/2014
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.
ALPC Comment: 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.
TRDC Decision: Refused
Reasons: 1. The proposed development by reason of the siting, scale and
design of the proposed dwelling would result in a cramped and contrived
form of development which would be significantly out of character with
the surrounding area. It would therefore be detrimental to the visual
amenities and character and appearance of the existing dwelling,
streetscene and wider area and would be contrary to Policies CP1, CP3 and
CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and
Appendix 2 of the Development Management Policies LDD (adopted July
2013).
2. The proposed development would result in an increase in demand for
open space/play space, education, childcare, youth facilities, libraries and
sustainable transport provision in the area. The proposed development in
the absence of an agreement under the provisions of Section 106 of Town
and Country Planning Act 1990 would fail to recognise the impact of the
development upon these services. The proposal would also attract a
requirement for fire hydrant provision. The application would therefore
fail to meet the requirements of Policies PSP2, CP1, CP8 and CP10 of the
Core Strategy (adopted October 2011), Policy DM11 of the Development
Management Policies LDD (adopted July 2013) and Open Space, Amenity
and Children's Playspace SPD (adopted December 2007).
3. The proposed development fails to meet the requirements of Policy CP4
of the Core Strategy (adopted October 2011) and SPD: Affordable Housing
(approved June 2011) in that the scheme is for market dwellings and no
contribution has been made towards the provision of affordable housing.
10. 14/1882/FUL ALPC meeting 29/10/2014
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.
ALPC Comment: 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

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inappropriate on this historically important building and would detract from the heritage of the area.

TRDC Decision: Approved

11. 14/1848/ADV

ALPC meeting 29/10/2014

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.

ALPC Comment: No objections.

TRDC Decision: Approved

12. 14/1904/FUL

ALPC meeting 29/10/2014

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.

ALPC Comment: No objections.

TRDC Decision: Approved

13. 14/1798/FUL

ALPC meeting 29/10/2014

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.

ALPC Comment: Members support this application to provide these much needed facilities and a level access for wheelchair users.

TRDC Decision: Approved

14. 14/1799/LBC

ALPC meeting 29/10/2014

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.

ALPC Comment: Members support this application to provide these much needed facilities and a level access for wheelchair users.

TRDC Decision: Approved

15. 14/2032/FUL

ALPC meeting 29/10/2014

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.

ALPC Comment: Members regret the loss of the garage in this congested area.

TRDC Decision: Approved

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Planning applications considered on 3rd December 2014

Appendix B1

1. 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 by Three Rivers District Council.
2. 14/2169/FUL Valid date: 12/11/2014
57 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Landscaping of front garden to include increase in land levels, construction of retaining wall and insertion of gate to front boundary for Mr And Mrs Zdesar.
Members have no objections to the landscaping but do have concerns about adequate provision for storm water drainage and would prefer the gate to be stepped back to give easier and safer access from the highway. They also regret the resulting loss of accessibility to the garage.
3. 14/2202/FUL Valid date: 12/11/2014
44 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Two storey side and rear extension for Mr D Stowe.
No objections.
4. 14/2185/RSP Valid date: 11/11/2014
30 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Retrospective: Amendment to planning permission 14/0854/FUL - Demolition of existing conservatory, single storey rear extension and first floor side extension, to include glazed roof to single storey rear extension for Mr R Baldwin.
No objections.
5. 14/2170/FUL Valid date: 11/11/2014
84 Toms Lane Kings Langley Hertfordshire WD4 8NL - Rear conservatory and raised platform to rear for Mr & Mrs Mitchell.
No objections but Members agreed that for safety reasons it would be desirable to install railings around the top step raised platform.
6. 14/2208/FUL Valid date: 13/11/2014
43 Royce Grove Leavesden Watford WD25 7GB - Single storey rear extension and part conversion of the garage for Mr T Ainsworth.
No objections.
7. 14/2157/FUL Valid date: 17/11/2014
167 Coates Way Garston Watford Hertfordshire WD25 9PF - Loft conversion including raising existing ridge height and formation of rear dormer for Mr And Mrs M Hopkins.
No objections.
8. 14/2229/RSP Valid date: 17/11/2014
102 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Retrospective: Demolition of existing conservatory and construction of single storey rear extension for Mr Mark Bell.
No objections but Members do feel this extension if very large and overbearing for the neighbouring property number 100.

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9. 14/2043/FUL

Valid date: 20/11/2014

56 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Conversion of garage to habitable accommodation and provision of additional hardstanding to frontage for Mr Stephen Hodges.

Members object to this application, the loss of the garage and green garden area on this brand new estate. If approved then the new parking space should have a permeable surface and not be just an extension of the existing block paving.

10. 14/2267/CLED

Valid date: 20/11/2014

7 Hillside Close Abbots Langley Hertfordshire WD5 0LE - Certificate of Lawfulness Existing Use: Single storey rear extension and front porch for Mr I Compton.

No objections.

11. 14/2233/FUL

Valid date: 24/11/2014

3 Gallows Hill Kings Langley Hertfordshire WD4 8PL - First floor side extension for Mr Wayne McCormack.

No objections, however Members do have concerns whether there is sufficient parking for a six bedroomed house.