

Abbots Langley Parish Council

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

297. Apologies for absence

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

298. Declarations of interest

There were no declarations of interest.

299. Public participation

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

300. Planning Decisions from Three Rivers District Council

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

301. 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.

302. Three Rivers Planning Committee

Members confirmed their attendance at the above forthcoming meetings as:

22nd January 2015 - Councillor Gloria Keaveny

19th February 2015 - Councillor Jean Bowman

303. Consultations

Following discussion on the draft Gypsy Lane Creation Agreement 2014 relating to the proposed upgrade of part of Abbots Langley Footpath 40 to bridleway status, Members agreed they were in support of the scheme.

304. Budget 2015 - 2016

Members discussed the current projects for which this committee has responsibility and their proposals for the next financial year. It was estimated that the whole of the notice board budget would be used, however funds remaining after refurbishment of bus shelters should be used to replace end of life benches within the conservation area.

For 2015-2016 Members decided to retain £1,250 for bus shelters and move £5,000 to the benches in the conservation area. It was also agreed that £2,000 would be appropriate for the notice boards and £3,000 should be allocated to new waste bins.

The meeting closed at 9.08 pm.

Signed: _____

Abbots Langley Parish Council

Dated: _____

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

Appendix A1

1. **14/1831/FUL** ALPC meeting 08/10/2014

Leavesden Studios Warner Drive Leavesden Watford WD25 7LP - Variation of Condition 2 (Plans) of planning permission 12/0344/FUL to amend the existing parking layout to increase staff parking provision by 78 spaces and provide additional landscape planting for Warner Bros. Studios Leavesden.

ALPC Comment: No objections providing the new spaces are only used as staff parking. Members would like some of the existing trees retained as screening together with the proposed new lower level landscaping.

TRDC Decision: Approved with conditions - see TRDC website for full details
2. **14/1880/FUL** ALPC meeting 29/10/2014

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.

ALPC Comment: Members object to this application which is too high and would result in a loss of privacy for the surrounding properties.

TRDC Decision: Refused

Reason: The proposed dormer window, by reason of its size, siting and design, would result in an obtrusive and incongruous development which fails to preserve or enhance the character or appearance of the host dwelling, street scene and wider area. As such the dormer would not be in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
3. **14/1864/FUL** ALPC meeting 29/10/2014

11 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extension for Mr J Connare.

ALPC Comment: Members feel this proposal is rather large for the plot in a terrace of properties and that there may be party wall issues.

TRDC Decision: Approved
4. **14/1972/FUL** ALPC meeting 29/10/2014

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.

ALPC Comment: 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.

TRDC Decision: Approved with conditions - see TRDC website for full details
5. **14/1854/FUL** ALPC meeting 29/10/2014

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.

ALPC Comment: No objections.

TRDC Decision: Approved

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6. 14/1989/FUL ALPC meeting 29/10/2014
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.
ALPC Comment: Members have no objections and feel this is an improvement on the earlier submission 14/1644/FUL.
TRDC Decision: Approved
7. 14/2014/FUL ALPC meeting 29/10/2014
2 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr Alan Graham.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 14/2004/FUL ALPC meeting 29/10/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 14/2009/FUL ALPC meeting 29/10/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 14/2057/FUL ALPC meeting 29/10/2014
45 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - First floor side extension for Mr I Ryder.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 14/1999/FUL ALPC meeting 19/11/2014
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.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 14/2066/FUL ALPC meeting 19/11/2014
5 Nightingale Close Abbots Langley Hertfordshire WD5 0GL - Proposed single storey side extension and alteration of external works for Mrs Carmel Festenstein.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications considered on 17th December 2014

Appendix B1

1. 14/2016/FUL Valid date: 07/11/2014
6 Oak Tree Close Abbots Langley Hertfordshire WD5 0HU - Part retrospective:
Conversion of garage into habitable accommodation for H & M Property Services.
Withdrawn.
2. 14/2119/FUL Valid date: 25/11/2014
18 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU -
Erection of three new detached houses with accommodation in the roof space each
with private garden, shared central courtyard and detached outbuildings and
creation of new vehicular access to allow for a new driveway and access from
Hunton Bridge Hill for Mr Neal Bartlett.
**Members object to this application which is out of keeping and an
overdevelopment of this plot. They have concerns with regard to the safety of
the access onto the busy road and the arrangements for storage and collection
of refuse.**
3. 14/2210/FUL Valid date: 26/11/2014
22 Creasy Close Abbots Langley Hertfordshire WD5 0HS - Loft conversion including
rear dormer and front rooflight for Mr Dean Tomlinson.
No objections.
4. 14/2307/FUL Valid date: 27/11/2014
22 Popes Road Abbots Langley Hertfordshire WD5 0EY - Conversion of garage to
habitable accommodation and front porch for Mr Mike Collier.
Members regret the loss of the garage but otherwise have no objections.
5. 14/2335/FUL Valid date: 03/12/2014
182 Toms Lane Kings Langley Hertfordshire WD4 8NZ - Single storey side and rear
extensions for Mr & Mrs C Hunt.
No objections.
6. 14/2255/FUL Valid date: 03/12/2014
16 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Rear conservatory for
Mrs Linda Clark.
No objections.
7. 14/2342/FUL Valid date: 08/12/2014
Verulam Nursery Harthall Lane Pimlico Hemel Hempstead HP3 8SE - Demolition of
existing dwelling and outbuildings and construction of replacement dwelling with
associated hardstanding and landscaping for Mr G Depiano.
No objections.
8. 14/2399/FUL Valid date: 09/12/2014
40 Edson Close Leavesden Watford Hertfordshire WD25 7BX - Single storey front
porch extension, loft conversion including front and rear dormers and conversion
of garage into habitable accommodation including insertion of rooflights for Mr V
Sharma And Mrs I Sharma.
**Members object to this proposal which would result in a very large five
bedroomed property inappropriate for the area, with only two off street
parking spaces in what is a very congested residential road. If officers are
minded to approve this application then Members request that it is referred to
Three Rivers Planning Committee for consideration.**