

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 25th February 2015 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.

374. Apologies for absence

There were no apologies for absence.

375. Declarations of interest

There were no declarations of interest.

376. Public participation

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

377. Planning Decisions from Three Rivers District Council

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

378. 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.

379. Three Rivers District Council - Planning Committee

- i. Councillor Jean Bowman attended the meeting held on 19th February 2015 and reported on planning application 14/2495/FUL - Demolition of 18 Gallows Hill Lane, Abbots Langley and construction of four detached dwellings on land at the rear, which was refused.
- ii. Members confirmed their attendance at the forthcoming meetings as:
19th March 2015 - Councillor Gloria Keaveny
23rd April 2015 - Councillor Owen Roe

380. Consultations - Great Westwood Quarry, Fir Tree Hill, Chandlers Cross

The planning application to Hertfordshire County Council for the proposed variation of planning permission 8/0874-11, increasing the time period to complete the restoration by one year and amend final contours was discussed. Members agreed they had no objections to the proposal.

381. Highways and Transport Matters

Members noted the following road closure within the Parish:

Old Mill Road, Hunton Bridge from its junction with A41 Watford Road northwards to its junction with Bridge Road. The section of road will be closed between 8.00 pm and 5.00 am for approximately 14 nights during the period 16th March and 29th March 2015, when signs are in place, to enable highways maintenance works to take place.

The meeting closed at 8.50 pm.

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Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council
Reported on 25th February 2015

Appendix A1

1. 14/2342/FUL ALPC meeting 17/12/2014
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.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The replacement dwelling by virtue of its size and scale would be materially larger than the original dwelling and therefore constitutes inappropriate development in the Metropolitan Green Belt, which by definition is harmful. The harm to the Metropolitan Green Belt is exacerbated by reason of the replacement dwelling's siting which would result in the spread of urbanising development throughout the site and introduce a prominent form of development within the landscape, to the detriment of the openness of the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt and as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
2. 14/2354/FUL ALPC meeting 14/01/2015
21 Royce Grove Leavesden Hertfordshire WD25 7GB - Loft conversion including rear dormer and two rooflights to front elevation for Mr Barry Grooch.
ALPC Comment: Members have concerns about loss of privacy for properties to the rear and would like the windows fitted with obscured glass.
TRDC Decision: Approved
3. 14/2387/FUL ALPC meeting 14/01/2015
Land At The Rear Of 78 High Street Abbots Langley Hertfordshire - Erection of 2 x 3 bedroom semi detached dwellings with associated parking, landscaping and gardens for Clovercourt Homes Ltd.
ALPC Comment: No objections
TRDC Decision: Approved
4. 14/2330/FUL ALPC meeting 14/01/2015
75 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Demolition of existing conservatory and construction of single storey side and rear extension for Mr Chris Holman.
ALPC Comment: No objections
TRDC Decision: Approved
5. 14/2424/FUL ALPC meeting 14/01/2015
136 Toms Lane Kings Langley Hertfordshire WD4 8NR - Demolition of existing garage and conservatory and construction of single storey side and rear extensions, front porch extension, loft conversion including extension to roof, rear dormers and front rooflights for Mrs April Carter.
ALPC Comment: No objections
TRDC Decision: Approved

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6. 14/2238/FUL ALPC meeting 14/01/2015
6 Bucknalls Close Garston Watford Hertfordshire WD25 9NB - Conversion of existing dwellinghouse into one 1-bedroom flat and one 2-bedroom flat for Mr And Mrs Fowler.
ALPC Comment: No objections
TRDC Decision: Approved
7. 14/2402/FUL ALPC meeting 14/01/2015
12 Hyde Lane Nash Mills Hertfordshire HP3 8RY - Two storey side with a single storey front extension for Mr J Yates.
ALPC Comment: No objections
TRDC Decision: Approved
8. 14/2466/FUL ALPC meeting 14/01/2015
9 Hunters Lane Leavesden Hertfordshire WD25 7BA - Single storey rear extension and single storey front porch extension for Mr Neal Bodell.
ALPC Comment: No objections
TRDC Decision: Approved
9. 14/2503/LBC ALPC meeting 14/01/2015
Home Park Cottages 2 Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Single storey rear conservatory for Mr & Mrs Kevin Speed.
ALPC Comment: No objections
TRDC Decision: Approved
10. 14/2502/FUL ALPC meeting 14/01/2015
Home Park Cottages 2 Station Road Kings Langley Hertfordshire WD4 8LD - Single storey rear conservatory for Mr & Mrs Kevin Speed.
ALPC Comment: No objections
TRDC Decision: Approved
11. 14/2500/FUL ALPC meeting 14/01/2015
Home Park Cottages 1 Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Single storey rear conservatory for Mr & Mrs Rob Grantham.
ALPC Comment: No objections
TRDC Decision: Approved
12. 14/2259/FUL ALPC meeting 04/02/2015
35 Cranefield Drive Garston Watford Hertfordshire WD25 9TX - Two storey side extension and part single, part two storey rear extension for Mr Farhaan.
ALPC Comment: Members regret the loss of the garage.
TRDC Decision: Approved

Planning applications considered on 25th February 2015

Appendix B1

1. **15/0181/CLED** Valid date: 28/01/2015
Brookdell Yard St Albans Road Garston Watford Hertfordshire WD2 7NB - Certificate of Lawfulness Existing Use: Use of site and workshop building for motor vehicle repair and maintenance for coaches, buses, Heavy Goods Vehicles (HGVs) and Public Service Vehicles (PSVs) and parking and storage of coaches, buses, HGVs and PSVs by more than one operator (contrary to condition 8 of planning permission 03/1635/FUL which requires use of the site solely by a single operator as a coach repair workshop for coaches stored and operated at this site with associated parking). for Mr K Crawford.
No objections.
2. **15/0146/FUL** Valid date: 28/01/2015
Rowan Cottage Bedmond Road Bedmond Hertfordshire WD5 0QE - Single storey front extension for Mr Mike Desai.
No objections.
3. **15/0199/RSP** Valid date: 29/01/2015
Kings Langley Station Car Park Station Road Kings Langley Hertfordshire - Retention of existing demountable car park with associated external lighting for London Midland.
No objections.
4. **15/0139/RSP** Valid date: 02/02/2015
1 Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8RQ - Retrospective application: Change to external rendering for Mr Donald Davey.
Members object to this retrospective application for a change to the rendering on this prominent locally listed building within Hunton Bridge conservation area. They feel the replacement surface should be a similar texture and colour to the previous pebble-dashing.
5. **15/0219/FUL** Valid date: 02/02/2015
30 Abbey Drive Abbots Langley Hertfordshire WD5 0TL - Erection of additional detached two storey dwellinghouse with integral garage, associated landscaping with new vehicular access and parking area and replacement tree to front for Mr Graham Dalvarez.
No objections.
6. **15/0013/LBC** Valid date: 06/02/2015
Mansion House Farm Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Listed Building Consent: Replacement wooden and UPVC double glazed windows and doors for Mr Philip Stanbury.
Members object to this application and feel that as this is a Grade II Listed Building within the Green Belt, all the windows should be replaced with wooden frames and not uPVC at the rear.
7. **15/0248/FUL** Valid date: 03/02/2015
43 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Construction of single storey rear extension, loft conversion including hip to gable extension, rear dormers and front rooflights and alterations to fenestration for Mr Dean Talevski.
No objections, however Members regret the loss of the garage.

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8. 15/0215/FUL Valid date: 09/02/2015
77 Royce Grove Leavesden Hertfordshire WD25 7GB - Single storey rear extension for Mr K Crawford.
No objections.
9. 15/0280/FUL Valid date: 11/02/2015
212 Abbots Road Abbots Langley Hertfordshire WD5 0BP - Part single, part two storey rear extension and addition of first floor flank window (amendment to planning permission 14/0636/FUL) for Mr James Rouse.
No objections.
10. 15/0237/FUL Valid date: 12/02/2015
1 Bateson Drive Leavesden Hertfordshire WD25 7ND - Use of permitted detached garage as a playroom with alterations to fenestration for Mr Vishal Jain.
As parking is a contentious issue on this incomplete new estate Members strongly object to this application to alter the approved design and convert the double garage into a residential room.
11. 15/0192/FUL Valid date: 13/02/2015
95 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey side extension, part single, part two storey rear extension, front porch and alterations to fenestration for Mr Chris Cornes.
Members object to this application, which they feel is out of keeping and an overdevelopment of the plot, when considered together with the additional application 15/0196/PDE for a large single storey rear extension.
12. 15/0240/FUL Valid date: 13/02/2015
67 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Construction of two storey side and rear extension with Juliet balcony and single storey front and rear extensions for Mr Phil Pope.
No objections.
13. 15/0302/FUL Valid date: 11/02/2015
Playground at Love Lane Abbots Langley Hertfordshire - Replacement multi games unit and replacement tar macadam surface for Abbots Langley Parish Council.
Noted.