

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

23rd April 2015

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Derryck Croker, Gloria Keaveny, Angela Laval, David Major (Chairman), Owen Roe (Vice-Chairman).

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 29th April 2015 at 7:30 pm when your presence is summoned for the purpose of transacting the business outlined below.

The press and public are welcome to attend the meeting.

Tim Perkins
Clerk to the Council

AGENDA

1. **Apologies for Absence**
To receive and accept apologies for absence.
2. **Declarations of Interest**
To receive declarations of interest in items on the agenda.
3. **Public Participation**
To note if any members of the public have requested to speak at this meeting, in accordance with the Parish Council's Public Speaking Arrangements.
4. **Planning Decisions from Three Rivers District Council**
To receive a report of recent decisions as listed in Appendix A1.
5. **Planning Applications as received from Three Rivers District Council**
To comment on current planning applications as listed in Appendix B1 as well as planning applications with consultation deadline before the next meeting, as notified to members prior to the meeting.
6. **Highways and Transport Matters**
To note the following temporary road closures within the Parish:
 - i. Popes Road, Abbots Langley
 - ii. Railway Terrace, Abbots Langley
 - iii. Station Road, Kings Langley
 - iv. Langleybury Lane cul-de-sac, Langleybury
 - v. Bedmond Road, Abbots Langley/High Street and Church Hill, Bedmond from its junction with Tibbs Hill Road northwards to its junction with Bedmond Road

The purpose of the Order is to enable highways maintenance works to take place. The roads will each be closed and temporary waiting restrictions in place for up to 5 days during the period 11th May and 11th November 2015, when signs are in place. Alternative signed routes will be provided.

7. Appeals

To note the appeal against the refusal of planning permission 14/0974/OUT - South Bend, Station Road, Kings Langley - Outline Application: Demolition of existing dwelling and building on the site, removal of mobile home and cessation of commercial uses and construction of 30 bedroom motel. Appeal ref: APP/P1940/W/15/3011360.

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 29th April 2015

Appendix A1

1. 15/0019/FUL ALPC meeting 04/02/2015
4 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Loft conversion including increase in ridge height and insertion of porch and rear dormers for Mr I Mitev.
ALPC Comment: Members have concerns regarding the height of this proposal in the green belt and the potential for the neighbouring properties to be overlooked.
TRDC Decision: Refused
Reason: The development, by reason of the increase in ridge and eaves height, bulk, massing and design, would result in a form of development that would be prominent within the landscape which would be harmful to the openness of the Metropolitan Green Belt and would be detrimental to the visual amenities of the street scene. Furthermore, the size and scale of the development would result in a development disproportionate in size to the original dwelling resulting in an inappropriate form of development within the Metropolitan Green Belt. No very special circumstances exist, as such the proposal is contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) of the NPPF.
2. 15/0215/FUL ALPC meeting 25/02/2015
77 Royce Grove Leavesden Hertfordshire WD25 7GB - Single storey rear extension for Mr K Crawford.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 15/0280/FUL ALPC meeting 25/02/2015
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.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 15/0240/FUL ALPC meeting 25/02/2015
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.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 15/0172/FUL ALPC meeting 18/03/2015
89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension to include basement extension, first floor side bay window projection and raised terrace to rear (amendment to planning permission 14/0526/FUL to include extension to basement and raised rear terrace) for Mr R Coulson.
ALPC Comment: No objections.
TRDC Decision: Approved

Abbots Langley Parish Council

6. 15/0308/FUL ALPC meeting 18/03/2015
6 Burbridge Road Leavesden Hertfordshire WD25 7NA - Single storey rear extension for Mr Steve Tookey.
ALPC Comment: Members have no grounds to object but feel the proposed extension is inappropriate for this property on a brand new development.
TRDC Decision: Approved
7. 15/0324/FUL ALPC meeting 18/03/2015
12 Hyde Lane Nash Mills Hertfordshire HP3 8RY - Two storey side and single storey front extension for Mr J Yates.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 15/0236/FUL ALPC meeting 18/03/2015
38 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Part single and part two storey rear extension, single storey side extension and part conversion of existing garage to habitable room for Mr A Collyer.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 15/0396/FUL ALPC meeting 18/03/2015
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. 15/0440/RSP ALPC meeting 18/03/2015
Ruslins Hamilton Road Hunton Bridge Hertfordshire WD4 8PZ - Part Retrospective: Single storey front extension and alterations to garage roof including raising of ridge and front and rear dormers to create first floor accommodation; amendment to planning permission 14/2059/FUL to include partial garage conversion, alteration to floor levels and larger rear dormer for Mr & Mrs S Pattison.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 15/0437/FUL ALPC meeting 18/03/2015
20 Trident Road Leavesden Watford Hertfordshire WD25 7AN - Loft conversion including rooflights to front and rear roofslopes and side window for Mr David Parker.
ALPC Comment: Members feel this proposed loft conversion is out of keeping with the surrounding properties but otherwise have no objections.
TRDC Decision: Approved
12. 15/0555/PDND ALPC meeting 08/04/2015
Clubhouse Leavesden Country Park North College Road Abbots Langley Hertfordshire - Prior Notification of Demolition: Demolition of an existing single storey building for Mr S Sapsford.
ALPC Comment: Members have no objections to the demolition.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications to be considered on 29th April 2015

Appendix B1

1. 15/0679/FUL Valid date: 01/04/2015
25 And 27 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Two storey rear extensions to No's 25 and 27 Manor House Gardens for Mr Phil Laing and Mr Andrew Mitchell.
2. 15/0569/FUL Valid date: 01/04/2015
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Infill extension of existing porch and construction of canopy porch for Ms J Fairfield.
3. 15/0589/FUL Valid date: 31/03/2015
1-31 Tanners Wood Court Oak Green Abbots Langley Hertfordshire WD5 0PW - Replacement windows for Thrive Homes.
4. 15/0670/FUL Valid date: 08/04/2015
Unit 6 Kingley Park Station Road Kings Langley Hertfordshire WD4 8GW - Erection of steel storage shed to front yard for Projects and Print.
5. 15/0699/FUL Valid date: 07/04/2015
44 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Construction of single storey rear extension and two storey side/rear extension with Juliet balcony to rear for Mrs Sarah Oreilly.
6. 15/0592/FUL Valid date: 07/04/2015
1 Tudor Manor Gardens Garston Hertfordshire WD25 9TQ - Single storey rear extension, addition of door to front porch, conversion of garage into gym/playroom and addition of trellis to garden wall for Mr Dipak Kotecha.
7. 15/0708/RSP Valid date: 07/04/2015
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Retrospective: Window details for Mr Lewis.
8. 15/0603/RSP Valid date: 08/04/2015
26 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Single storey rear extension for Mr Anthony Watling.
9. 15/0675/FUL Valid date: 09/04/2015
Hunton Park Essex Lane Abbots Langley Kings Langley Hertfordshire WD4 8PN - Continued use for hotel training and conference centre purposes. Surfacing landscaping of existing overflow car parking area. Extension to Hazelwood dining meeting room. Minor access and entrance drive alterations for Principal-Hayley.

Abbots Langley Parish Council

10. 15/0656/FUL Valid date: 09/04/2015
Shafford Cottages Lower Road Nash Mills Hertfordshire HP3 8RT - Two storey front infill extension and single storey rear extension for Mrs Natasha Wilmot.
11. 15/0718/FUL Valid date: 10/04/2015
85 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Demolition of existing conservatory and garage, construction of two storey side extension and single storey front and rear extension for Mr Mark Wallace.
12. 15/0744/FUL Valid date: 16/04/2015
Warner Bros. Studios Leavesden Warner Drive Leavesden Hertfordshire WD25 7LP - Application for the operation of hospitality events at the Warner Bros. Studio Tour London until 23.00 on any given day and until 00.00 (midnight) on 24 occasions during a calendar year for Warner Bros. Studios Leavesden.
13. 15/0590/ADV Valid date: 14/04/2015
The Co-Operative Food 7 Cunningham Way Leavesden Hertfordshire WD25 7NG - Erection of internally and externally illuminated signage for Mr David Bowels.
14. 15/0731/CLED Valid date: 16/04/2015
High Herts Farm Riding School Bedmond Road Pimlico/Hemel Hempstead Hertfordshire HP3 8SJ - Certificate of Lawfulness Existing Use: Use of flat above the stables for residential purposes ancillary to the High Herts Riding School for Mrs Anfisa Ershova.
15. 15/0776/FUL Valid date: 17/04/2015
High Elms Cottages 6 Woodside Road Abbots Langley Hertfordshire WD25 0LA - Part single storey, part two storey rear extension, single storey side porch extension and alterations to frontage to create on-site parking provision and creation of new vehicular access for Mr Narayan Koimuttam.
16. 15/0734/FUL Valid date: 17/04/2015
6 Lysander Way Abbots Langley Hertfordshire WD5 0TN - Single storey rear extension and replacement window and doors for Miss R Karia.
17. 15/0630/FUL Valid date: 21/04/2015
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate six residential park homes for Haulfryn Group Ltd.