

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

7th June 2015

To Members of the Planning and Highways Committee

Councillors: Sara Bedford (Chairman), Liz Burns, Alex Michaels, Owen Roe.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 10<sup>th</sup> June 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.

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## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 10<sup>th</sup> June 2015

#### Appendix A1

1. 15/0593/FUL ALPC meeting 08/04/2015  
49 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - First floor side extension, first floor rear extension and part conversion of garage to habitable accommodation for Mr Ian Allan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. 15/0612/FUL ALPC meeting 08/04/2015  
40 Creasy Close Abbots Langley Hertfordshire WD5 0HS - Replacement of a garage door with a window for Mrs Gail Faulkner.  
**ALPC Comment:** Members have no objections but regret the loss of the garage in this congested residential area.  
**TRDC Decision:** Approved
3. 15/0455/FUL ALPC meeting 08/04/2015  
3 Peacock Walk Abbots Langley Hertfordshire WD5 0GP - Conversion of garage into habitable accommodation for Mr Karim Ali.  
**ALPC Comment:** No objections but Members regret the loss of a garage in this densely developed area.  
**TRDC Decision:** Approved
4. 15/0662/LBC ALPC meeting 08/04/2015  
4 Breakspear Place High Street Abbots Langley Hertfordshire WD5 0QF - Listed Building Consent: Internal alterations to flat to create second bedroom and installation of ventilation system for Annalene Hanlon.  
**ALPC Comment:** No objections to the internal alterations but Members are concerned about the addition of air vents to the exterior of this listed building and that they should blend in and not alter or spoil the visual appearance of the facade.  
**TRDC Decision:** Refused  
**Reason:** The proposed replacement of the internal walls would result in the loss of original features. No exceptional circumstances for the removal and replacement of these features of special architectural interest have been demonstrated. The proposed would result in substantial harm to, and fail to conserve or enhance the Grade II Listed Building. As such, the proposed development is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
5. 15/0663/FUL ALPC meeting 08/04/2015  
39 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - New detached dwelling with associated works for Watford Property Co.  
**ALPC Comment:** Members object to this contrived development having concerns with regard to a narrow footway being the only access. Irrespective of the Highways and Transport Note submitted, they feel there is insufficient on-street parking available in the area to accommodate the needs of a new 3 bedroomed property. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.  
**TRDC Decision:** Refused

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**Reasons:** (1) The proposed development by virtue of its siting and layout would result in an incongruous and contrived feature that would fail to respect the existing established building lines within this part of Summerhouse Way and would be out of character with the immediate area and detrimental to the visual amenities of the street scene. As such the proposal would be contrary to 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).

(2) The proposed development would fail to provide any on-site parking provision in connection with the proposed development and would place additional pressure on the existing parking provision serving the area which would lead to conditions prejudicial to highway safety and the free flow of traffic. As such, the proposal would be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

6. 15/0569/FUL ALPC meeting 29/04/2015  
9 Hilltop Road Kings Langley Hertfordshire WD4 8NS - Infill extension of existing porch and construction of canopy porch for Ms J Fairfield.  
**ALPC Comment:** Members have no objections to a porch but feel this proposal is excessively deep and projects too far beyond the current building line.  
**TRDC Decision:** Approved
7. 15/0589/FUL ALPC meeting 29/04/2015  
1-31 Tanners Wood Court Oak Green Abbots Langley Hertfordshire WD5 0PW - Replacement windows for Thrive Homes.  
**ALPC Comment:** No objections providing the replacement frames are brown in colour to match those existing.  
**TRDC Decision:** Approved
8. 15/0670/FUL ALPC meeting 29/04/2015  
Unit 6 Kingley Park Station Road Kings Langley Hertfordshire WD4 8GW - Erection of steel storage shed to front yard for Projects and Print.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 15/0699/FUL ALPC meeting 29/04/2015  
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.  
**ALPC Comment:** No objections, however Members regret the loss of the garage.  
**TRDC Decision:** Approved
10. 15/0592/FUL ALPC meeting 29/04/2015  
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.  
**ALPC Comment:** No objections providing there is a condition that the brick wall remains at it's existing height and is not increased at a later date. Members regret the loss of the garage.  
**TRDC Decision:** Approved
11. 15/0708/RSP ALPC meeting 29/04/2015  
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Retrospective: Window details for Mr Lewis.

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**ALPC Comment:** Members expressed concerns that this is yet another retrospective application for amendments to previous plans for alterations to the original bungalow which is now unrecognisable, out of character and unsympathetic with the area.

**TRDC Decision:** Approved

**12. 15/0603/RSP**

ALPC meeting 29/04/2015

26 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Single storey rear extension for Mr Anthony Watling.

**ALPC Comment:** Members have no grounds to object.

**TRDC Decision:** Approved

**13. 15/0656/FUL**

ALPC meeting 29/04/2015

Shafford Cottages Lower Road Nash Mills Hertfordshire HP3 8RT - Two storey front infill extension and single storey rear extension for Mrs Natasha Wilmot.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**14. 15/0718/FUL**

ALPC meeting 29/04/2015

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.

**ALPC Comment:** Members regret the loss of the garage.

**TRDC Decision:** Approved

**Reason:**

**15. 15/0702/FUL**

ALPC meeting 10/06/2015

79 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension, alterations to fenestration and internal alterations for Mr J Wood.

**ALPC Comment:** Application not considered by Parish Council prior to District Council decision.

**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 10<sup>th</sup> June 2015

#### Appendix B1

1. **15/0894/FUL** Valid date: 14/05/2015  
35 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QA - Two storey rear extension and single storey side/rear extension with lower ground floor level and raised terrace to rear and conversion of garage into habitable accommodation for Mr Dean Tuhey.
2. **15/0989/FUL** Valid date: 18/05/2015  
7 Helston Place Abbots Langley Hertfordshire WD5 0NB - Proposed first floor side and ground floor front and rear extensions, alterations to roof of existing single storey rear projection, garage conversion and associated alterations for Mr And Mrs T Frederick.
3. **15/0943/FUL** Valid date: 14/05/2015  
1 Bateson Drive Leavesden Hertfordshire WD25 7ND - Change of use of detached garage to habitable accommodation and alterations to fenestration for Mr Vishal Jain.
4. **15/0876/FUL** Valid date: 19/05/2015  
56B The Crescent Abbots Langley Hertfordshire WD5 0DS - Alterations to existing conservatory and construction of single storey side extension for Mr & Mrs D Poulter.
5. **15/0948/RSP** Valid date: 19/05/2015  
2A Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Retrospective: Retention of front boundary gates, brick piers and access for Mr R Lewis.
6. **15/1056/FUL** Valid date: 21/05/2015  
2 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Part single, part two storey rear extension, first floor side extension and internal alterations for Mr Paul Dixon.
7. **15/1026/FUL** Valid date: 26/05/2015  
Land Adjacent To Woodside Road Abbots Langley Hertfordshire - Construction of 95 houses and flats and associated works to include provision of access and access to adjoining land to facilitate erection of a primary school; provision of associated infrastructure including a foul water pumping station and substation; and provision of open space including an equipped play area for Taylor Wimpey Strategic Land.
8. **15/1107/FUL** Valid date: 28/05/2015  
21 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DE - Single storey rear extension for Mr P Armstrong.
9. **15/0952/FUL** Valid date: 02/06/2015  
18 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey side and rear extension for Mr Craig Endemi.
10. **15/0853/FUL** Valid date: 01/06/2015  
41 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Loft conversion including rear dormer and front rooflights for Mrs Hima Chandrashekar.
11. **15/0963/FUL** Valid date: 29/05/2015  
Kingswood Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Two storey rear extension and loft conversion including the insertion of dormers to side elevations for Mr A Hope.