

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

8<sup>th</sup> October 2015

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, David Major (Chairman), Alex Michaels, Leslie Proctor, Owen Roe (Vice-Chairman).

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 14<sup>th</sup> October 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. **Consultations - Hertfordshire Transport Vision 2050**  
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation on the latest stage of analysis and evidence that Hertfordshire County Council will be using to shape the long term transport strategy for the County. Documents can be viewed at: [http://consult.hertsc.gov.uk/portal/transport/transport\\_vision\\_engagement\\_event](http://consult.hertsc.gov.uk/portal/transport/transport_vision_engagement_event)
7. **Three Rivers Highways Locality Meeting**  
To note the next meeting of the above on 26<sup>th</sup> October 2015 from 6.30pm in the Penn Chamber, TRDC Offices, Rickmansworth and to consider if any committee members wish to attend.
8. **Highways and Transport Matters**  
To consider the Order under the Road Traffic Regulation Act 1984 to introduce no waiting at any time restrictions in Old Mill Road, Hunton Bridge, between the A41 and the property called The Boat House. Documents can be viewed at [www.hertsdirect.org/trafficorders](http://www.hertsdirect.org/trafficorders) or in person at Three Rivers District Council, Three Rivers House, Northway, Rickmansworth (Under Ref: TR/003/15).

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**9. Correspondence**

To note the Section 215 Notice issued in respect of 48 Bucknalls Lane, Garston (15/0113/COMP).

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### Planning applications decided by Three Rivers District Council Reported on 14<sup>th</sup> October 2015

#### Appendix A1

1. 15/1559/FUL ALPC meeting 12/08/2015  
47 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Demolition of existing rear conservatory and construction of single storey rear extensions and loft conversion including rear dormer and rooflights for Mr Sean Musk.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. 15/1555/FUL ALPC meeting 12/08/2015  
27 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - Single storey rear extension and extension to raised terrace to rear for Mr And Mrs Theakston.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 15/1517/FUL ALPC meeting 12/08/2015  
5 Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3 8RU - First floor rear extension and internal alterations for Mr D James.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. 15/1589/RSP ALPC meeting 12/08/2015  
Land Adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Retrospective: Use of existing hardstanding area for car parking and use of existing building for storage for Gade Group.  
**ALPC Comment:** Members have concerns about roadside parking for residents and have no objections providing permission is granted for a temporary period of say five years.  
**TRDC Decision:** Approved
5. 15/1597/FUL ALPC meeting 02/09/2015  
343 Toms Lane Kings Langley Hertfordshire WD5 0RA - Single storey rear conservatory for Mr N Patel.  
**ALPC Comment:** Members object to this application for a property situated in the green belt which has already been extended by well over 40% of the original footprint. They also have concerns about overlooking of neighbouring properties. 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  
**Reasons:**
  1. The proposed single storey rear conservatory, together with existing extension, would result in disproportionate additions over and above the original dwelling which would constitute an inappropriate form of development within the Metropolitan Green Belt. No very special circumstances have been presented which would outweigh the harm of the development by virtue of inappropriateness. The proposal is therefore contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
  2. The proposed single storey rear conservatory by reason of its siting, design and projection beyond existing extensions would result in a visually prominent,

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imposing and overbearing form of development which would be detrimental to the residential amenities of occupiers of the neighbouring property No 345 Toms Lane. This 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).

6. 15/1676/FUL ALPC meeting 02/09/2015  
8 Popes Road Abbots Langley Hertfordshire WD5 0EY - Single storey front and rear extensions and conversion of garage into habitable accommodation for Mr and Mrs D Cooper.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
7. 15/1564/FUL ALPC meeting 02/09/2015  
11 The Limes Bridge Road Hunton Bridge Kings Langley Hertfordshire WD4 8FJ - Single storey rear conservatory for Mrs Helen Hale.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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### Planning applications to be considered on 14<sup>th</sup> October 2015

#### Appendix B1

1. 15/1772/FUL Valid date: 16/09/2015  
19 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey rear extension for Mr and Mrs Watts.
  
2. 15/1890/FUL Valid date: 21/09/2015  
Leavesden Country Park North College Road Abbots Langley Hertfordshire WD5 0GE - Resurfacing and refurbishment of tennis courts to include surfacing to create a MUGA facility, 3G pitches, replacement fencing to existing courts and extension of footpath around southern edge and erection of 8 x 10m high directional lights to court for Watford and District YMCA.
  
3. 15/1797/FUL Valid date: 25/09/2015  
51 Hamilton Road Hunton Bridge Kings Langley Hertfordshire WD4 8PY - Construction of first floor side extension, side garage/carport and detached carport to front of dwelling for Mr M Wong.
  
4. 15/1938/FUL Valid date: 28/09/2015  
79 Roman Gardens Kings Langley Hertfordshire WD4 8LP - Two storey side extension for Mrs Jemma Martin.
  
5. 15/1788/LBC Valid date: 22/09/2015  
Mansion House Farm, 1 Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Listed Building Consent: Replacement windows and doors for Mr Philip Stanbury.
  
6. 15/1977/FUL Valid date: 29/09/2015  
89 Breakspeare Road Abbots Langley Hertfordshire WD5 0ER - Part single, part two storey rear extension for Mr D Bailey.
  
7. 15/1994/PDA Valid date: 01/10/2015  
Barn at Highland Farm Hyde Lane Nash Mills Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works for Mr Kennealy.
  
8. 15/1686/FUL Valid date: 01/10/2015  
White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Entrance porch and extension to basement level for Mr James Perris.
  
9. 15/1687/LBC Valid date: 01/10/2015  
White Hart House Sergehill Lane Abbots Langley Hertfordshire WD5 0RT - Listed Building Consent: Entrance porch and extension to basement level for Mr James Perris.

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**10. 15/1731/FUL**

Valid date: 28/09/2015

31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Two storey side extension, two storey rear extension, loft conversion including front and rear dormers and construction of front porches and subdivision to create two three bedroom dwellings for Mr D Walker.

**11. 15/1967/FUL**

Valid date: 02/10/2015

112 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Demolition of garage and outbuilding and construction of two storey side extension to provide annexe; replacement and conversion of main roof to provide second floor accommodation including increase in ridge height, dormers and rooflights; provision of photovoltaic panels; and alterations to landscaping including additional hardstanding to frontage for Mr Dalton Exley.