

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

16th December 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 Tuesday 22nd December 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. **Three Rivers District Council - Planning Committee**
To receive a report on the meeting held on 10th December 2015.
7. **Consultations**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the following consultation:

Watford Local Plan Part 2 - an accompanying addendum to the Environmental Report and a Supplementary Planning Document on Taller Buildings. The 7 week consultation begins on 16th December 2015 and ends just before midnight on 4th February 2016.

Documents can be viewed and commented on at: <https://watford.jdi-consult.net/localplan>.

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Planning applications decided by Three Rivers District Council Reported on 22nd December 2015

Appendix A1

1. 15/1026/FUL ALPC meeting 10/06/2015
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.
ALPC Comment: Members declined to revisit the considerable discussion that has previously taken place on this proposed developments inclusion in the local plan. Members objected to the development for the following reasons: * The effect on the amenity of existing residents in Orchard Avenue and Woodside Road. * The significant increase of traffic on Woodside Road, which is currently effectively reduced to single lane operation due to residents street parking. The road is heavily used throughout the day but particularly during commuter and school times due to the proximity of Parmiter's and St Michael's Catholic High School. * Lack of clarity in the proposals on the location of pedestrian crossings and associated tarmacked footpaths.
TRDC Decision: Approved
2. 15/1997/FUL ALPC meeting 04/11/2015
Former High Herts Riding School Bedmond Road Pimlico Pimlico/Hemel Hempstead Hertfordshire HP3 8SJ - Erection of horse walking enclosure for Equitopia Ltd..
ALPC Comment: No objections.
TRDC Decision: Approved
3. 15/1962/RSP ALPC meeting 04/11/2015
Riverside Old Mill Road Hunton Bridge Hertfordshire WD4 8QT - Retrospective: Construction of replacement shed with gazebo on top for Mr Victor Gutsul.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 15/1913/RSP ALPC meeting 04/11/2015
56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Retrospective: Retention of livestock building as part of a small holding for Mrs Elaine Ferrazzano.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 15/2079/FUL ALPC meeting 04/11/2015
166 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Single storey rear extension for Mr Clive Winder.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 15/2130/FUL ALPC meeting 04/11/2015
35 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - First floor side extension for Mr and Mrs J Blasi.
ALPC Comment: No objections.
TRDC Decision: Approved

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7. 15/2120/FUL ALPC meeting 04/11/2015
2 Cecil Lodge Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB - First floor rear extension and internal alterations for Mr John Duggett.
ALPC Comment: Members object to this latest application for a first floor extension which is too large and out of keeping on this locally listed building within the Green Belt. If approved there could be party wall issues.
TRDC Decision: Refused
Reasons:
1. The proposed development due to its siting and design would be a disproportionate addition in relation to the original dwelling and would impede on the openness of the Green Belt due to its excessive bulk. The development would be prominent within the landscape and would impede on the openness of the Green Belt. The development would also be inappropriate within the Metropolitan Green Belt and very special circumstances do not exist to outweigh the harm of the development on the openness of the Green Belt. As such the proposed development would be 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 development due to its close proximity to the neighbouring boundaries and its excessive depth would adversely affect the residential amenities of the residents at both neighbouring properties no,s 1 and 3 Cecil Lodge Cottages by virtue of overshadowing and loss of light to their rear habitable rooms and overlooking of the rear gardens of both no's 3 and 4 Cecil Lodge Cottages. As a result the proposed development would be contrary to Policy CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
8. 15/2065/ADV ALPC meeting 04/11/2015
Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Hertfordshire - Advertisement Consent: Externally illuminated totem sign for Mr Neil Slagel.
ALPC Comment: No objections.
TRDC Decision: Approved
9. 15/1998/FUL ALPC meeting 25/11/2015
8 Wander Wharf Kings Langley Hertfordshire WD4 8SL - Replacement windows and doors within rear elevation for Mrs S Selby.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 15/2122/FUL ALPC meeting 04/11/2015
4 Standfield Abbots Langley Hertfordshire WD5 0BB - First floor rear extension and alterations to roof of existing ground floor projection for Mrs Carolyn Hill.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 15/2203/FUL ALPC meeting 25/11/2015
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Replacement outbuilding for use as residential annexe for Mr Clifford Phillips.
ALPC Comment: No objections but the annexe must remain as ancillary accommodation, subordinate to the main dwelling.
TRDC Decision: Approved

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Planning applications to be considered on 22nd December 2015

Appendix B1

1. 15/2349/FUL Valid date: 01/12/2015
327 Toms Lane Kings Langley Hertfordshire WD5 0RA - Single storey front and side extension for Mr O Williams.

2. 15/2340/FUL Valid date: 01/12/2015
1A Oak Green Abbots Langley Hertfordshire WD5 0PG - Loft conversion including construction of side dormer and insertion of rooflights for Mr and Mrs Alan Leggett.

3. 15/2447/FUL Valid date: 03/12/2015
Berry Bushes Farm Langleybury Lane Langleybury Kings Langley Hertfordshire WD4 8RW - Two storey side extension, new entrance door with external canopy, internal alterations and alterations to fenestration for Mr Allan Crawley.

4. 15/2376/FUL Valid date: 04/12/2015
7 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Single storey side and rear extension for Mrs Samah Elzahed.

5. 15/2458/FUL Valid date: 04/12/2015
65 Offord Grove Leavesden Hertfordshire WD25 7NF - Loft conversion including rooflights to front roof slope for Mr and Mrs Greg and Magda Trzaskowska.

6. 15/2464/FUL Valid date: 10/12/2015
2 The Fairway Abbots Langley Hertfordshire WD5 0JT - Two storey side extension, single storey rear extension and enlargement of front porch for Mr and Mrs David Woolner.

7. 15/2405/FUL Valid date: 10/12/2015
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, subdivision to create two three bedroom dwellings and construction of a new vehicular access for Mr D Walker.