

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

7th January 2016

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 13th January 2016 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. **To confirm the Minutes of the Meetings held on**
4th November, 25th November, 9th December and 22nd December 2015.
5. **Meetings Calendar 2016-2017**
To consider an amendment to the calendar and move the meeting scheduled for 25th May back a week to 18th May 2016 in order to avoid a four week gap and maintain the status quo.
6. **Planning Decisions from Three Rivers District Council**
To receive a report of recent decisions as listed in Appendix A1.
7. **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.
8. **Three Rivers District Council - Planning Committee**
To confirm Members attendance at the above meetings on 21st January and 25th February 2016.
9. **Consultations**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the following consultation (deferred - min 295):

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.

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

10. Hertfordshire County Council - Hertfordshire Waste Local Plan

To note that on 10th November 2015 the County Council adopted the Waste Local Plan, Employment Land Areas of Search, Supplementary Planning Document. Full details and documents can be viewed at all libraries within Hertfordshire and on the County Council's website www.hertsdirect.org.

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Planning applications decided by Three Rivers District Council Reported on 13th January 2016

Appendix A1

1. 15/2000/AOD ALPC meeting 04/11/2015
Eric Shepherd Unit and Crossways Woodside Road Abbots Langley Hertfordshire WD5 0HT - Approval of Details: Details pursuant to Condition 1 of outline planning permission 13/0046/OUT comprising appearance, landscaping, layout and scale for demolition of Crossways and Eric Shepherd Unit and redevelopment to provide 12 houses and 8 affordable flats with associated access for Mears Group PLC and Hightown Housing Association Ltd.
ALPC Comment: Members have no objections and are pleased that the District Council's recommendations with regard to the height and bulk of the flats and the shortfall in parking, have been addressed. They feel there should be a condition to any approval that the garages are not converted into habitable accommodation.
TRDC Decision: Approved
2. 15/2139/FUL ALPC meeting 25/11/2015
67 Summerhouse Way Abbots Langley Hertfordshire WD5 0DX - Single storey rear extension, raised terrace to rear and alterations to fenestration for Ms F Siddiqui-Charlick.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 15/2160/FUL ALPC meeting 25/11/2015
23 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Demolition of conservatory and erection of single storey rear extension for Mr and Mrs Quick.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 15/2106/FUL ALPC meeting 25/11/2015
20 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Conversion of garage into habitable accommodation, front porch and alterations to fenestration for Mr Andrew Griffin.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 15/2229/PDNT ALPC meeting 25/11/2015
Land At Gypsy Lane Langleybury Kings Langley WD4 8PS Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Replacement 15m high mast with associated works for EE Ltd And Hutchinson 3G UK Ltd.
ALPC Comment: No objections.
TRDC Decision: No objection
6. 15/1872/FUL ALPC meeting 25/11/2015
Parkview Bucknalls Close Garston Hertfordshire WD25 9NF - Demolition of 8 and 8a Bucknalls Close and extension of Parkview to provide 6 Houses of Multiple Occupation (HMOs) and increased accommodation to existing flats for Cobalt Property Management.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: See TRDC website for full details which summarised include:

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R1: The proposed extensions by virtue of their scale, design and siting would fail to result in a good standard of living for future occupants, especially those of the extended one bed flats which would have excessively long linear internal layouts with poor natural light reception. Additionally, the absence of a Noise Report also fails to demonstrate whether the noise from the adjacent M1 motorway would adversely affect the living conditions of those future occupants of Parkview.

R2: The proposed extensions by virtue of their scale and design would result in an oppressive, bulky and cramped form of development that fails to take into account the character and appearance of the existing building and the immediate streetscene and would appear unduly prominent to the detriment of the character and appearance of the area.

R3: In the absence of a suitable Flood Risk Assessment it has not been demonstrated that the proposed development would prevent unacceptable risks of flooding or that it would not unacceptably exacerbate risk of flooding elsewhere.

R4: In the absence of an Initial Bat Inspection Survey it has not been demonstrated that the proposed development would not have an adverse impact on any protected species which may be present within or use the site.

R5: The proposal would include the creation of new parking spaces towards the western boundary in close proximity to three trees protected by Tree Preservation Order TPO0279.

7. 15/2208/RSP ALPC meeting 25/11/2015
58 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Single storey side extension for Miss K Marshall.
ALPC Comment: Members are concerned about the appearance of the flat roof to the extension and feel it should slope to be in keeping with the existing house.
TRDC Decision: Approved
8. 15/2262/FUL ALPC meeting 25/11/2015
71 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey front and side extension for Mrs Baughan.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications to be considered on 13th January 2016

Appendix B1

1. **15/2533/FUL** Valid date: 15/12/2015
57 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension for Mr and Mrs Partington.
2. **15/2490/FUL** Valid date: 17/12/2015
The Briars 2 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Two storey front/side extension, side dormer and front porch for Mr A Johnson.
3. **15/2465/FUL** Valid date: 18/12/2015
16 Gable Close Abbots Langley Hertfordshire WD5 0LD - Two storey side extension, partial demolition of garden store and creation of vehicular cross over and change of use of grass verge to facilitate access for Mr and Mrs Spencer.
4. **15/2495/FUL** Valid date: 18/12/2015
17 Lemonfield Drive Garston Hertfordshire WD25 9TP - Single storey rear extension for Mr and Mrs Trevor Oliver.
5. **15/2476/FUL** Valid date: 15/12/2015
71 Hazelwood Lane Abbots Langley Hertfordshire WD5 0JH - Single storey rear extension and front porch for J Byrne.
6. **15/2514/RSP** Valid date: 23/12/2015
Coles Farm Chequers Lane Abbots Langley Hertfordshire - Part Retrospective: Construction of three detached bungalows, change of use of land to residential, construction of new vehicular access, alterations to land levels and associated landscaping and hardstanding for Mr John and Mirasol Lockwood.
7. **15/2601/FUL** Valid date: 24/12/2015
56 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey front extension and alterations to fenestration for Mr N Woodard.
8. **15/2577/FUL** Valid date: 24/12/2015
119 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Erection of two storey three bedroom attached dwelling and construction of a new vehicular access and parking to serve existing dwelling for Mr Simon Waters.
9. **15/2455/PDA** Valid date: 07/12/2015
Barn at Highland Farm Hyde Lane Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works for Mr Kennealy.
10. **15/2599/FUL** Valid date: 04/01/2016
75 Lemonfield Drive Garston Hertfordshire WD25 9TT - Demolition of garage and construction of single storey side and rear extension. for Mr Adam Achille.

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Planning applications to be considered on 13th January 2016

Appendix B2

1. 15/2553/FUL Valid date: 04/01/2016
9 Primrose Hill Kings Langley Hertfordshire WD4 8HZ - Creation of off street parking including new vehicular cross over and hardstanding to the front for Mr and Mrs Walters.
2. 16/0017/FUL Valid date: 05/01/2016
72 The Crescent Abbots Langley Hertfordshire WD5 0DS - Two storey side extension and single storey front and rear extension for Mr and Mrs Bunting.
3. 15/2607/FUL Valid date: 04/01/2016
26 Lauderdale Road Hunton Bridge Hertfordshire WD4 8QB - First floor side extension and conversion of garage to habitable accommodation for Mr I Willett.
4. 15/2442/FUL Valid date: 04/01/2016
106 Summerhouse Way Abbots Langley Hertfordshire WD5 0EA - Single storey extension to side/rear and storm porch to front for Mr and Mrs Bennett.