

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

2nd June 2016

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 8<sup>th</sup> June 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. **Planning Decisions from Three Rivers District Council**  
To note the 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**
  - i. To receive a report on the meeting held on 26<sup>th</sup> May 2016.
  - ii. To confirm Members attendance at the above meetings on 30<sup>th</sup> June and 21<sup>st</sup> July 2016.
7. **Highways and Transport Matters**  
To note the following temporary road closures within the Parish:
  - i. St Albans Lane, Bedmond from its junction with Bedmond Lane south westwards to its junction with Sergehill Lane and Sergehill Lane, Bedmond from its junction with St Albans Lane north eastwards and south eastwards to its junction with Whitehouse Lane. The lengths of roads will each be closed between 10.00am and 2.00pm on Sunday 12<sup>th</sup> June 2016, when signs are in place, to ensure public safety and prevent accidents for the duration of the St Albans Half Marathon.

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- ii. Lauderdale Road, Hunton Bridge, to ensure public safety and prevent accidents for the duration of the "Queens 90<sup>th</sup> Birthday Street Party". The road will be closed between 1.00pm and 9.00pm on Sunday 12<sup>th</sup> June 2016, when signs are in place.

### 8. Appeals

To note the appeal against the refusal of planning permission 15/1383/RSP - 11 Bucknalls Lane, Garston - a part change of use of land (including outbuilding) from residential to a mixed use: residential (Class C3) and storage (Use Class B8) and erection of three storage containers. Appeal ref: APP/P1940/W/16/3145723.

### 9. Correspondence

- i. To note the communication from HCC Highways that due to a change by the Government in relation to lines and signs, the permission requested by the Parish Council for a sign at Bedmond, to commemorate the birthplace of Pope Adrian IV, cannot be given at this time. Further information is awaited.
- ii. Highwood Lodge, Highwoodhall Lane, Pimlico (15/0182/COMP) - To note that an Enforcement Notice has been served on the site following refusal of a Lawful Development Certificate under reference 16/0255/CLED - conversion of stable building to a bungalow.

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### Planning applications decided by Three Rivers District Council Reported on 8<sup>th</sup> June 2016

#### Appendix A1

1. 16/0383/FUL ALPC meeting 16/03/2016  
Garages at Broomfield Rise Abbots Langley Hertfordshire WD5 0HJ - Demolition of existing garages and erection of three new buildings each containing two, two bed flats with associated parking, including additional off road parking; landscaping and construction of bin store for Watford Community Housing Trust.  
**ALPC Comment:** Members still have concerns that the design of the new buildings is utilitarian, characterless and out of keeping with the surrounding properties and that the proposed porches are of little practical value. Also that the landscaping proposals in the design report must be adhered to in respect of the retention of the existing two main trees and the new planting, to help negate the loss of the current habitat and the open green space.  
**TRDC Decision:** Approved
2. 16/0370/FUL ALPC meeting 06/04/2016  
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and change of use of land to accommodate four residential park homes with associated works to boundary treatment and parking areas for Haulfryn Group Ltd.  
**ALPC Comment:** Members object to this application despite the reduction in the number of units from the previous refused application. They still have concerns about the loss of parking for existing residents and visitors, the detrimental effect on the green belt and the loss of privacy for the neighbouring properties in Toms Lane. 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  
**Reason:** R1 The proposed development would result in a greater impact on the openness of the site and Green Belt and would constitute inappropriate development within the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and the development is contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF.  
R2 The proposed development, by virtue of the loss of parking, would fail to provide sufficient parking spaces to serve existing residents of High View Caravan Park to the detriment of the amenity of existing residents. The proposed development would also fail to provide a safe and adequate means of access to the proposed retained parking area. The proposed development would therefore be contrary to Policies CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM2, DM7, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).  
R3 The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme is for market dwelling and no contribution has been made towards the provision of affordable housing.
3. 16/0630/FUL ALPC meeting 06/04/2016  
36 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Single storey rear extension for Mr M Marren.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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4. 16/0573/LBC ALPC meeting 06/04/2016  
27 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Listed Building Consent: Replacement windows for Mr Jonathan Freedman.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. 16/0727/FUL ALPC meeting 27/04/2016  
96 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Construction of single storey detached garage to rear of site to be accessed via garages off of Jacketts Field for Mr Brian Birch.  
**ALPC Comment:** No objections subject to a suitable easement with regard to the access. Members did however, express concerns as to how the structure will be maintained due to its close proximity with the existing garage at number 94 and the property boundary on either side.  
**TRDC Decision:** Approved
6. 16/0721/FUL ALPC meeting 27/04/2016  
YMCA Clubhouse Building Leavesden Country Park North College Road Abbots Langley Hertfordshire WD5 0GU - Redevelopment of existing clubhouse building to provide community building and cafe with public toilets and associated landscaping for One YMCA.  
**ALPC Comment:** Members support this application with a condition that Linnet Road remains as an emergency only access.  
**TRDC Decision:** Approved
7. 16/0784/FUL ALPC meeting 27/04/2016  
Wayside Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Single storey side and rear extension and extension to raised terrace to rear for Mr and Mrs L Farquharson.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 16/0689/FUL ALPC meeting 18/05/2016  
146 Toms Lane Kings Langley Hertfordshire WD4 8NY - Single storey front extension for Mr Hagan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 16/0826/RSP ALPC meeting 18/05/2016  
2B Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Construction of outbuilding for Miss Nicola Day.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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### Planning applications to be considered on 8<sup>th</sup> June 2016

#### Appendix B1

1. **16/0999/FUL** Valid date: 12/05/2016  
Land at Gallows Hill Lane Opposite Hazelwood Lane Abbots Langley Hertfordshire - Removal of existing 8m high mast and erection of replacement 11.7m high mast, relocation of the existing lamp fixture, installation of a cabinet and associated development thereto for MBNL.
2. **16/0904/LBC** Valid date: 12/05/2016  
3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.
3. **16/0925/FUL** Valid date: 16/05/2016  
25 Langley Lane Abbots Langley WD5 0LS - Demolition of existing garage, subdivision of the site and construction of a detached bungalow fronting Shirley Road with associated parking for Mr Liam Egan.
4. **16/0855/FUL** Valid date: 13/05/2016  
8 Fernhills Abbots Langley Kings Langley Hertfordshire WD4 8PT - Single storey front garage extension, rendering of dwelling and alterations to fenestration for Mr R Fewery.
5. **16/1078/PDR** Valid date: 18/05/2016  
Pinnacle House Part Unit E Home Park Industrial Estate Station Road Kings Langley Hertfordshire WD4 8LZ - Prior Notification: Change of use from Office (Class B1) to 91 Residential units (Class C3) for Mail Link Developments Ltd.
6. **16/0843/FUL** Valid date: 19/05/2016  
Parkview Bucknalls Close Garston Hertfordshire - Demolition of 8a and 8b Bucknalls Close and extension of Parkview to provide 6 Houses of Multiple Occupation (HMOs) and increased accommodation to existing flats and alterations to parking for Cobalt Property Management.
7. **16/1013/FUL** Valid date: 19/05/2016  
116 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HE - Two storey and single storey side extension and construction of single storey rear extension for Mr and Mrs Julius and Olusimbo Nuga.
8. **16/1053/LBC** Valid date: 23/05/2016  
1 Mansion House Farm Bedmond Road Abbots Langley WD5 0QB - Listed Building Consent: Replacement and alterations to windows and doors for Philip Stanbury.

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9. 16/1021/FUL Valid date: 23/05/2016  
7 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PL - Two storey side and rear extension, increase in ridge height, raised terrace and construction of front boundary wall for Mr Andrew Osborn.
10. 16/1111/FUL Valid date: 26/05/2016  
37 Primrose Hill Kings Langley WD4 8HZ - Proposed part first floor rear extension, second storey rear extension with juliet balcony and replacement roof to existing single storey rear extension for Mr & Mrs M Gully.
11. 16/1064/FUL Valid date: 23/05/2016  
38 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Erection of 4 metre high acoustic fence to rear of site for Mr S Alderson.
12. 16/1052/FUL Valid date: 25/05/2016  
89 Kindersley Way Abbots Langley WD5 0DG - Single storey rear extension and raised terrace to rear with associated screen for Mr R Coulson.
13. 16/1011/FUL Valid date: 25/05/2016  
3 Coopers Mews Abbots Langley WD25 0JD - Single storey rear extension for Mr Joseph Appiah.
14. 16/1098/LBC Valid date: 25/05/2016  
3 Coopers Mews Abbots Langley WD25 0JD - Listed Building Consent: Single storey rear extension and enlargement of second floor rear windows for Mr Joseph Appiah.
15. 16/1057/FUL Valid date: 25/05/2016  
Land Adj 6 Parnell Close Abbots Langley Hertfordshire WD5 0DZ - Erection of a detached two storey dwelling on amenity land to side of flats within Parnell Close including creation of carriage drive with vehicular access onto Love Lane for Stacey and Joseph Brown and Murphy.
16. 16/1086/RSP Valid date: 26/05/2016  
19B South Way Abbots Langley Hertfordshire WD5 0JL - Retrospective: Alterations to existing outbuilding and conversion into habitable accomodation and construction of single storey side extension connecting outbuilding to dwelling for Dr Vivian Lindo.
17. 16/1102/FUL Valid date: 27/05/2016  
52 Broomfield Rise Abbots Langley Hertfordshire WD5 0HN - Single storey rear extension for Mr R Ingleby.