

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

15th September 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 Manor House Sports & Social Centre, Gallows Hill Lane, Abbots Langley WD5 0DD on Wednesday 21st September 2016 at 7:30pm 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**
20th July, 10th and 31st August 2016.
5. **Planning Decisions from Three Rivers District Council**
To note the recent decisions as listed in Appendix A1.
6. **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.
7. **Consultations - Watford Local Plan**
Following deferral from the last meeting, to consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation which ends at midday on Monday 3rd October 2016. The three documents being consulted on are the Site Allocations and Development Management Policies 2006-2031, the Draft Watford Junction Development Brief and the Croxley View/Ascot Road Study. Documents, including supporting papers can be viewed at: <https://watford.jdi-consult.net/localplan/>.
8. **Litter Bins - Conservation Area**
To discuss and agree the locations for the ten new litter bins in the High Street, Abbots Langley.
9. **Highways and Transport Matters**
To note the temporary closure of that length of Trowley Rise from its junction with Popes Road north eastwards to its junction with Tibbs Hill Road. If made, the Order shall come into force on

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1st October 2016 for a period of up to 18 months, when signs are in place.

10. Appeals

To note the following appeals:

- i. Refusal of planning permission: 16/0251/RSP - 69 and 71 Trowley Rise, part retrospective joint application: Two storey and single storey side and rear extensions. Appeal ref: APP/P1940/W/16/3152633.
- ii. Enforcement Notice: Site - Highwood Lodge, Highwoodhall Lane, Pimlico - change of use from agriculture to residential. Appeal Ref: APP/P1940/C/16/3154795.

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Planning applications decided by Three Rivers District Council Reported on 21st September 2016

Appendix A1

1. 16/1351/FUL ALPC meeting 20/07/2016
Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Formation of an outdoor manege on existing paddock including minor associated land regrading works, formation of new track, erection of timber post and rail fence with gate and alterations to existing fence enclosure for Equitopia Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 16/1423/PDA ALPC meeting 20/07/2016
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.
ALPC Comment: No objections.
Members do not think that the development is visually appealing but that it is a significant improvement on previous submissions.
TRDC Decision: Refused
Reason: Planning permission is required.
3. 16/1399/FUL ALPC meeting 10/08/2016
Joule House 108 - 110 Primrose Hill Kings Langley Hertfordshire WD4 8HR - External alterations including recladding, alterations to fenestration and roof alterations and internal alterations for Horohoe Construction Ltd.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 16/1388/FUL ALPC meeting 10/08/2016
27 High Street Bedmond WD5 0QP - Demolition of existing garage and construction of single storey side and rear extension, first floor rear extension and alterations to roof of front porch for S Patel.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 16/1329/FUL ALPC meeting 10/08/2016
Ashley House Langley Road Abbots Langley WD5 0EJ - Single storey side extension including conversion of garage into habitable accommodation for Brenda Galvin.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 16/1221/FUL ALPC meeting 10/08/2016
29 Langley Lane Abbots Langley WD5 0LX - Subdivision of plot and erection of two new dwellings to include one attached dwelling and one detached dwelling to rear both with vehicular access onto Shirley Road for Mr John Boswell.
ALPC Comment: Members object to this application being an overdevelopment of the site with a complete lack of parking provision for the existing house and insufficient spaces for the proposed new properties. Shirley Road is a busy thoroughfare, providing access to a densely populated area, with any increase in roadside parked vehicles being hazardous for pedestrians. The design of the

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detached house is out of keeping with the area, too high and will overlook the neighbouring properties. Two trees with preservation orders will be lost. 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: The proposed development, by virtue of its cramped and contrived layout, scale and design of dwellings would result in overdevelopment of the plot and an unduly prominent form of development to the detriment of the spacious character of the existing development in the area and to the residential amenities of neighbouring properties. The development would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

7. 16/1459/FUL

ALPC meeting 10/08/2016

26 Harthall Lane Kings Langley WD4 8JH - Loft extension including hip to gable extension, rear dormer and front rooflights for Mr and Mrs George Sylvester.

ALPC Comment: Members have concerns about the design of the rear dormer which they feel does nothing to enhance the character of this property within the green belt.

TRDC Decision: Approved

8. 16/1443/RSP

ALPC meeting 10/08/2016

70 High Street Abbots Langley Hertfordshire WD5 0AW - Retrospective: Provision of external customer seating area for Simmons Bakers Ltd.

ALPC Comment: Members would like conditions attached to any approval making the management of the bakers responsible for the tables and chairs not blocking the public pavement for pedestrians, pushchairs, mobility scooters, wheelchairs and any other users, also that any rubbish generated by the business is not left to litter the area. They feel two tables, not three, would be more appropriate for the space available and if the application is approved then it should be for a temporary period of 12 months in order to monitor the situation.

TRDC Decision: Approved for a limited period of 12 months with conditions including: no more than 3 tables and 5 chairs to be positioned within the outdoor seating area and restrictions as to times. See TRDC Planning website for full details.

9. 16/1440/RSP

ALPC meeting 10/08/2016

70 High Street Abbots Langley Hertfordshire WD5 0AW - Retrospective: Erection of a wall mounted air-condition unit to the gable wall facing Abbots Road for Simmons Bakers Ltd.

ALPC Comment: No objections, but Members do feel the unit is an unattractive installation within the conservation area.

TRDC Decision: Approved

10. 16/1325/ADV

ALPC meeting 10/08/2016

2 Cunningham Way Leavesden WD25 7NL - Advertisement Consent: Installation of three fascia signs for Mavani Limited.

ALPC Comment: No objections.

TRDC Decision: Approved

11. 16/1532/PDNT

ALPC meeting 10/08/2016

Land at Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Installation of 15m high mast with associated works and retention of existing mast for EE Ltd and Hutchinson 3G UK Ltd.

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ALPC Comment: No objections.

TRDC Decision: No objection.

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Planning applications to be considered on 21st September 2016

Appendix B1

1. **16/1779/FUL** Valid date: 25/08/2016
46 Toms Lane Kings Langley WD4 8NB - First floor side extension for Mr and Mrs Bailey.
2. **16/1817/FUL** Valid date: 25/08/2016
Garage 8 Broomfield Rise Abbots Langley WD5 0HJ - Variation of Conditions 11 (Affordable Housing Provision) and 16 (C-Plan) of planning permission 16/0383/FUL to allow alternative rent rates and energy saving measures for Watford Community Housing Trust.
3. **16/1841/FUL** Valid date: 30/08/2016
25 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Proposed single storey rear extension and internal alterations for Mrs R Swithenbank.
4. **16/1832/FUL** Valid date: 26/08/2016
23 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Proposed single storey rear extension and internal alterations for Mrs L Hatt.
5. **16/1739/FUL** Valid date: 31/08/2016
32 Berkeley Close Abbots Langley WD5 0XB - Single storey rear conservatory for Mr Paul Forrester.
6. **16/1855/FUL** Valid date: 01/09/2016
4 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Single storey rear extension and loft conversion including dormers to front and rooflights to rear for Mr Russell Benham.
7. **16/1865/FUL** Valid date: 02/09/2016
12 Chichester Way Garston Watford Hertfordshire WD25 9TY - Single storey side and rear extension for Mr Trevor Sharvell.
8. **16/1755/RSP** Valid date: 31/08/2016
Land Adjacent 2 - 3 Station Road Station Road Kings Langley Hertfordshire - Part Retrospective: Extension to car park including installation of ancillary equipment for Fraser Investment Holdings Ltd.
9. **16/1807/FUL** Valid date: 24/08/2016
9 Langley Road Abbots Langley Hertfordshire WD5 0EH - Construction of single storey side extension for Mr C McCabe.
10. **16/1837/FUL** Valid date: 07/09/2016
6 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HB - Demolition of outbuilding and construction of single storey side extension for Mrs Helen Hopping.
11. **16/1909/FUL** Valid date: 09/09/2016
3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.
12. **16/1908/LBC** Valid date: 09/09/2016
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.