

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

5th January 2017

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 11<sup>th</sup> January 2017 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**  
23<sup>rd</sup> November, 7<sup>th</sup> and 21<sup>st</sup> December 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. **Three Rivers District Council - Planning Committee**  
To confirm Members attendance at the above meetings on 23<sup>rd</sup> February and 23<sup>rd</sup> March 2017.
8. **Consultations - Watford Local Plan Strategy 2016-2031**  
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation as to what the Local Plan Strategy 2016-2031 should contain and to suggest what they consider to be strategic cross boundary issues and priorities. (Deferred from 21<sup>st</sup> December 2016 meeting, Min. 299.)
9. **Appeals**  
To note the following against refusal of planning permission:  
16/1031/FUL - 129 Toms Lane, Kings Langley - Part demolition of existing bungalow and erection of two storey dwelling. Appeal ref: APP/P1940/W/16/3164088.



## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 11<sup>th</sup> January 2017

#### Appendix A1

1. 16/2100/FUL ALPC meeting 02/11/2016  
8 Burbridge Road Leavesden WD25 7NA - Single storey rear extension for Mr and Mrs Farhan Khan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. 16/2164/FUL ALPC meeting 02/11/2016  
14 Little Graylings Abbots Langley WD5 0JG - Single storey rear conservatory for Mr and Mrs Wallace.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 16/2170/FUL ALPC meeting 23/11/2016  
Evergreen Football Club South Way Abbots Langley WD5 0JL - Single storey side and rear, and single storey front extensions; internal alterations; replacement cladding to building, external lighting and retaining wall for Evergreen Football Club.  
**ALPC Comment:** As the Parish Council is the lessor of the above property the committee noted the application without comment.  
**TRDC Decision:** Approved
4. 16/2286/FUL ALPC meeting 23/11/2016  
18 Gallows Hill Lane Abbots Langley WD5 0DA - Demolition of no. 18 Gallows Hill Lane and construction of four detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access for Thorne Barton Estates Ltd.  
**ALPC Comment:** Members object to this latest application which is a cramped overdevelopment of the site resulting in plot sizes with little amenity space and out of keeping with neighbouring properties. Despite there being no objections from the Highway Authority, Members still consider the access unsuitable with site lines onto the main highway posing a traffic hazard. The Parish Council requests that this application is referred to Three Rivers Planning Committee for consideration unless Officers are minded to refuse it.  
**TRDC Decision:** Approved
5. 16/2220/FUL ALPC meeting 23/11/2016  
38 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Two storey side and rear extension and single storey front and rear extensions for Mr S Alderson.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 16/2312/FUL ALPC meeting 23/11/2016  
81 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey front and side extension and alterations to fenestration for Mr Ben Harbrow.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

7. 16/2097/FUL ALPC meeting 23/11/2016  
17 And 19 Hazelwood Lane Abbots Langley WD5 0JA - Joint application: Single storey front, side and rear extensions to numbers 17 and 19 Hazelwood Lane for Mr Phillip Gollins and Mr Mark Bennett.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 16/2352/FUL ALPC meeting 23/11/2016  
80 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey side extension for Mr Gary Powell.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 16/2258/FUL ALPC meeting 23/11/2016  
26 Dowding Way Leavesden WD25 7GA - Single storey rear extension, insertion of front and rear dormers over garage and part conversion of garage into habitable accommodation for Mr and Mrs D Adonis.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 16/2335/FUL ALPC meeting 07/12/2016  
3 Lodge Close Garston WD25 9BD - Single storey rear extension for Mr and Mrs Ufmani.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. 16/2444/FUL ALPC meeting 21/12/2016  
Manor House Recreation Ground Gallows Hill Lane Abbots Langley Hertfordshire - Replacement play equipment and associated alterations including to landscaping and boundary with change from three separate areas to one for Abbots Langley Parish Council.  
**ALPC Comment:** Members did not comment on this application as the Parish Council are the freeholders.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 11<sup>th</sup> January 2017

#### Appendix B1

1. 16/2554/FUL Valid date: 07/12/2016  
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Studio parking deck to provide 2,150 additional parking spaces, bicycle store, security office, post room facilities and rearrangement of internal vehicular circulation for Mr David Bisoni.
2. 16/2464/FUL Valid date: 13/12/2016  
116 Tibbs Hill Road Abbots Langley WD5 0LL - First floor side extension and ground floor front extension for Mrs Karen Bail.
3. 16/2422/FUL Valid date: 08/12/2016  
28 Follett Drive Abbots Langley WD5 0LP - Single storey front, side and rear extension for Richard Crook.
4. 16/2493/FUL Valid date: 13/12/2016  
121 Abbots Road Abbots Langley WD5 0BJ - Part single, part two storey side extension, two storey rear extension with accommodation in roof, roof alterations including the raising of ridge and conversion of loft into habitable accommodation served by front and rear rooflights and Juliet balcony to rear for Mr K Davari.
5. 16/2544/FUL Valid date: 06/12/2016  
31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - First floor rear extension for Mr D Walker.
6. 16/2565/CLED Valid date: 08/12/2016  
12 Old Mill Road Hunton Bridge WD4 8RH - Certificate of Lawfulness Existing Use: Use of dwelling as a single dwellinghouse for Miss Ann Pay.
7. 16/2533/FUL Valid date: 19/12/2016  
16 Westland Close Leavesden WD25 7GH - Single storey rear extension for Mr D Chamberlain.
8. 16/2425/RSP Valid date: 19/12/2016  
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Part Retrospective: Single storey rear extension and alterations to fenestration for Mr V Teli.
9. 16/2596/FUL Valid date: 13/12/2016  
19 Greenways Abbots Langley WD5 0EU - Single storey front extension, first floor front extension, first floor side extension and single storey rear extension for Mr & Mrs A Stagg.

**Abbots Langley Parish Council**

10. 16/2437/FUL Valid date: 14/12/2016  
1 Numbers Farm Egg Farm Lane Kings Langley Hertfordshire WD4 8LS - Two storey rear extension for Mrs C Trybus.
11. 16/2532/FUL Valid date: 28/12/2016  
Heathview Harthall Lane Kings Langley HP3 8SE - Single storey rear extension, side dormer, hip to gable front extension, extension to porch roof and extension to raised patio for Mr and Mrs Joe De Piano.
12. 16/2539/FUL Valid date: 23/12/2016  
Rear of 5 to 7 College Road Abbots Langley Hertfordshire - Change of use from workshop to single dwellinghouse with single storey side extension and alterations to fenestration for Ms I Ahmed.
13. 16/2712/FUL Valid date: 20/12/2016  
26 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Replacement single storey rear extension for Mrs Lisa Maloney.
14. 16/2587/FUL Valid date: 22/12/2016  
34 Magnolia Avenue Abbots Langley WD5 0SW - Two storey rear extension and partial garage conversion for Mr Andy Bain.