

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

26th 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 1<sup>st</sup> February 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. **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**  
To receive a report on the meeting held on 19<sup>th</sup> January 2017.
7. **Building Research Establishment, Bucknalls Lane, Garston**  
To note the amended plans for outline planning permission 5/2013/0406 for the construction of up to 100 new dwellings, associated facilities and access and to consider if the committee, on behalf of the Parish Council, wishes to respond. Documents can be viewed at:  
<http://www.stalbans.gov.uk/planningapplications>.
8. **Highways and Transport Matters**  
To note the following temporary road closures within the Parish:
  - i. Station Road, Kings Langley/Gallows Hill, Abbots Langley from its junction with Home Park Mill Link south eastwards to its junction with Gallows Hill Lane, for works to be executed. If made, the Order shall come into force on 13<sup>th</sup> February for up to 18 months, when signs are in place.

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- ii. The Crescent, Abbots Langley for its entire length; Jacketts Field, Abbots Langley from its junction with Tibbs Hill Road for its entire length and Shepherds Close, Abbots Langley from its junction with Jacketts Field also for its entire length for works to be executed. If made, the Order shall come into force on 1<sup>st</sup> April 2017 for up to 18 months, when signs are in place.

### 9. Appeals

To note that the appeals against refusal of planning permissions 14/2495/FUL and 15/0553/OUT - 18 Gallows Hill Lane and land behind, Abbots Langley, have been withdrawn.

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### Planning applications decided by Three Rivers District Council Reported on 1<sup>st</sup> February 2017

#### Appendix A1

1. 16/2175/FUL ALPC meeting 23/11/2016

Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Subdivision of the site and the construction of a two storey detached dwelling with basement level and associated access and construction of detached garage to serve existing dwelling for Mr Paul Brennan.

**ALPC Comment:** Members object to this cramped, infill development in the green belt with insufficient garden/amenity space and a design out of keeping with the surrounding area. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

**TRDC Decision:** Refused

**Reason:** The proposed development would constitute inappropriate development in the Green Belt. By reason of the height of the property; the roof design; the bulk and massing of the new dwelling; the intensification of the use of the site through the introduction of a dwelling on the site; the boundary treatment and residential paraphernalia and the proposed detached garage, the proposed development would adversely affect the openness of the Green Belt and would result in a spread of development and encroachment to the countryside contrary to one of the purposes of the Green Belt. No very special circumstances exist to outweigh the harm. The development would also fail to respect the character of the street scene and the character of the area particularly as a consequence of the height and scale of the dwelling which would appear cramped on the site and prominent to the detriment of the visual amenities of the area. As such the proposal is contrary to Policies CP1, CP3, CP11 and CP12 of the Core Strategy. Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD and the NPPF.
2. 16/2318/FUL ALPC meeting 07/12/2016

52 Tibbs Hill Road Abbots Langley WD5 0EB - Two storey side and rear extension and single storey front and rear extensions for Mr J Burke.

**ALPC Comment:** Members are concerned that there appears to be no access to the rear garden as the proposed two storey side extension meets the adjoining property, 96 Summerhouse Way, at the apex of the boundary.

**TRDC Decision:** Approved
3. 16/2393/FUL ALPC meeting 07/12/2016

112 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Demolition of garage and outbuilding and construction of two storey side extension to provide annexe; replacement and conversion of main roof to provide second floor accommodation including inrear dormer and rooflights; provision of photovoltaic panels; and alterations to landscaping including additional hardstanding to frontage for Mr Dalton Exley.

**ALPC Comment:** Members expressed some concerns about just two parking spaces for a six bedroom property.

**TRDC Decision:** Approved
4. 16/2403/FUL ALPC meeting 07/12/2016

3 Mutchetts Close Garston - Proposed single storey rear extension and part conversion of garage for Mr Paul Neale.

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**ALPC Comment:** Members were unable to consider this application as the plans were not available to view on Three Rivers District Council Planning On Line following problems with the system upgrade last month.

**TRDC Decision:** Approved

5. 16/2309/FUL ALPC meeting 07/12/2016  
10 Katherine Place College Road Abbots Langley - Loft conversion including rooflights for Early Adventures.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposal would provide insufficient off-street parking provision to meet the needs of the development. The failure to provide adequate off street parking is likely to result in on-street parking elsewhere to serve the development that would be detrimental to the amenities of neighbouring residents and occupiers by reason of disturbance and general activity and to highway and pedestrian safety and the free flow of traffic. As such the proposed development would fail to comply with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).
6. 16/2337/FUL ALPC meeting 21/12/2016  
High View Caravan Park Toms Lane Kings Langley Hertfordshire - Use of land for siting mobile unit for residents' meeting room on land to side of parking area for Haulfryn Group Ltd.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The development would result in the use of the land and introduction of a new building that would not fall within the exceptions as set out in paragraph 89 of the NPPF. The proposed development would therefore constitute inappropriate development which, by definition would be harmful to the Green Belt. The siting and scale of the building would also result in the spread of development, encroachment of built form into the countryside and result in an intrusive and prominent feature within the landscape resulting in harm to the openness of the Green Belt and would conflict with one of the purposes of including land in Green Belt. No very special circumstances exist to outweigh the harm arising from the proposed development by virtue of its inappropriateness and actual harm. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy, Policies DM2 and DM7 of the Development Management Policies LDD and the NPPF.
7. 16/2315/FUL ALPC meeting 21/12/2016  
95 Offord Grove Leavesden Watford Hertfordshire WD25 7NF - Proposed garage conversion and provision of additional parking to frontage for Mr Chendoran Kanthi.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 16/2370/RSP ALPC meeting 21/12/2016  
31 Trowley Rise Abbots Langley WD5 0LN - Part Retrospective: Raised patio area to rear garden for Mrs Katy Strachan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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9. 16/2413/FUL ALPC meeting 21/12/2016  
6 Hunton Bridge Hill Hunton Bridge Kings Langley Hertfordshire WD4 8PU - Conversion of garage into habitable accommodation and construction of front bay window and new pitched roof for Ms Erika Long.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 16/2201/FUL ALPC meeting 21/12/2016  
29 Langley Lane Abbots Langley WD5 0LX - Subdivision of plot and erection of one detached dwelling to rear including construction of new vehicular access onto Shirley Road for Mr John Boswell.  
**ALPC Comment:** Following refusal of the previous application, Members still feel this is an overdevelopment of the plot and are concerned about the tandem parking arrangements.  
**TRDC Decision:** Refused  
**Reason:** The proposed development, by virtue of its cramped and contrived layout, scale and siting and design of the proposed dwelling 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, the visual amenities of the street scene 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).
11. 16/2356/RSP ALPC meeting 21/12/2016  
Primrose Cottage 119A Primrose Hill Kings Langley WD4 8HX - Retrospective: Erection of two storey four bedroom attached dwelling with accommodation in roofspace served by rear dormer and front rooflights and construction of a new vehicular access and parking to serve existing dwelling for Mr Simon Waters.  
**ALPC Comment:** Whilst Members had no objections to the original application for a three bedroom house they are concerned about this retrospective application for a fourth bedroom in the roof space and also the lack of parking provision.  
**TRDC Decision:** Approved
12. 16/2485/FUL ALPC meeting 21/12/2016  
19 Fay Green Abbots Langley Hertfordshire WD5 0JP - Single storey side and rear extension for Mr and Mrs Putman.  
**ALPC Comment:** No objections but Members feel there could be party wall issues.  
**TRDC Decision:** Approved
13. 16/2341/FUL ALPC meeting 21/12/2016  
53 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing outbuildings and construction of two storey side extension for Mr Michael Greatwood.  
**ALPC Comment:** Members feel the south east corner of the proposed two storey element of the side extension is too close to the boundary with the adjoining property at number 52.  
**TRDC Decision:** Refused  
**Reason:** The proposed development, by virtue of its width and proximity to the flank boundary, would fail to respect the existing space between the buildings and would erode the sense of space provided between the properties to the detriment of the visual amenities and character of the street scene. As such, the proposal is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and

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Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

14. 16/2520/FUL

ALPC meeting 21/12/2016

100 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey front extension and alterations to fenestration for Mr Richard Drake.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

15. 16/2511/FUL

ALPC meeting 21/12/2016

76 Oak Green Abbots Langley Hertfordshire WD5 0RJ - Two storey side extension for Mr P Tadman.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications to be considered on 1<sup>st</sup> February 2017

#### Appendix B1

1. **16/2591/FUL** Valid date: 30/12/2016  
45 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Increase in ridge height to create two storey dwelling with gabled front and rear elevations and accommodation in roofspace served by rooflights, single storey and lower ground floor rear extensions, single storey side extension, front porch, raised patio to rear and extension of vehicular access for Mr Matthew Henry.
2. **16/2571/ADV** Valid date: 05/01/2017  
6 Cunningham Way Leavesden WD25 7NL - Advertisement Consent: Installation of fascia signage for Mrs Liz Lythaby.
3. **16/2681/FUL** Valid date: 05/01/2017  
121 Toms Lane Kings Langley Hertfordshire WD4 8NP - Roof alterations including increase in ridge height, front hip to gable extension, construction of two storey rear extension and insertion of rooflights for Mr Liam Howard.
4. **16/2621/FUL** Valid date: 05/01/2017  
26 Railway Terrace Kings Langley WD4 8JB - Single storey rear extension for Mr Jamie Blagden.
5. **17/0011/CLPD** Valid date: 09/01/2017  
170 Coates Way Garston WD25 9PE - Certificate of Lawfulness Proposed Development: Loft conversion including rear dormer and front rooflights for Mr & Mrs Ayelabola.
6. **17/0004/FUL** Valid date: 10/01/2017  
22 Edinburgh Drive Abbots Langley WD5 0TU - Construction of part single and part two storey rear extension for Mr & Mrs Reese.
7. **17/0038/FUL** Valid date: 13/01/2017  
Bell Lane Farm Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Part two storey part single storey rear extension for Mr D Kenneally.
8. **16/2690/FUL** Valid date: 17/01/2017  
Leavesden Court Mallard Road Abbots Langley WD5 0GT - Construction of three attached two storey dwellinghouses with associated parking and landscaping and construction of six new parking spaces for Leavesden Gatehouse Developments.
9. **16/2752/FUL** Valid date: 13/01/2017  
Blocks A and D Hercules Way Leavesden WD25 7GR - Refurbishment of existing B1 office buildings comprising the installation of a glass roof on a central atrium, provision of plant equipment and flues, creation of new ground floor entrance and private amenity space, internal and external alterations and provision of detached plant equipment for SEO Watford Limited.
10. **16/2743/FUL** Valid date: 17/01/2017  
10 Gypsy Lane Hunton Bridge WD4 8PR - Construction of two detached two storey dwellings on land to rear of 10 Gypsy Lane with associated parking and landscaping and alterations to existing access for Hobbs Developments Ltd.
11. **16/2395/FUL** Valid date: 18/01/2017  
Land adjacent to 1-8 Adrian House Adrian Road Abbots Langley Hertfordshire - Erection of two storey detached dwelling with associated landscaping and parking for Mr John Gomme.

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12. 16/2708/FUL

Valid date: 18/01/2017

117 Coates Way Garston WD25 9PF - Part two storey side and rear extension, single storey rear extension and raised patio to rear for Mr Saqib Safdar Kayani.