

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

16th February 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 22<sup>nd</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. Highways and Transport Matters**

To note the Order cited as "The Hertfordshire (Station Road, Parish of Abbots Langley) (Restriction of Waiting) Order 2016 which came into effect on Monday 13<sup>th</sup> February 2017. When completed, this Order (No: 8057) will comprise:

- "No waiting at any time" restriction in part of Station Road.
- Flat topped road in part of Station Road, near to its junction with Home Park Mill Link Road.
- Five sets of speed cushions on parts of Station Road.

The scheme is being implemented to maintain the existing speed limit and to improve road safety for all road users, including pedestrians, cyclists and vehicles. The proposal has previously been subject to consultations with Councillors representing the area, Three Rivers District Council, Abbots Langley Parish Council, the Police, Ambulance, Fire and Rescue Services and local residents.

**7. Appeal**

To note the Informal Hearing on Highwood Lodge, Highwood Hall Lane, Pimlico (APP/P1940/C/16/3154795) which has now been set by the Planning Inspectorate and will open at 10.00 am on 14<sup>th</sup> March 2017 in the Penn Chamber at Three Rivers House, Northway, Rickmansworth, WD3 1RL. (Planning application 16/0255/CLED.)

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Planning applications decided by Three Rivers District Council  
Reported on 22<sup>nd</sup> February 2017

Appendix A1

1. 16/2492/FUL ALPC meeting 21/12/2016  
100 Cunningham Way Leavesden WD25 7NL - First floor side extension to include accommodation within the loft space served by front and rear dormers, loft conversion including side Dutch hip extension and alterations to fenestration for Mr and Mrs Panton.  
**ALPC Comment:** Members are concerned that the proposed loft extension and conversion considerably alters the appearance of the property creating "top heavy" elevations in a prominent position, which is out of keeping with the surrounding houses on this new development.  
**TRDC Decision:** Refused  
**Reason:** The proposed extensions, by virtue of their elevated bulk, siting and design would cumulatively combine to result in an overbearing and top heavy form of development to the detriment of the existing character of the house. The cumulative impact of the first floor side extension, front dormer widow and Dutch hip roof forms would also result in an unduly prominent and incongruous form of development which would erode the group amenity value of the nearby residential properties thereby failing to have regard to the visual character and appearance of the streetscene. The proposal is therefore unacceptable and fails to comply with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
2. 16/2498/FUL ALPC meeting 21/12/2016  
43 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Construction of larger rear dormer for Mr G Squires.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 16/2430/FUL ALPC meeting 21/12/2016  
Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Deed of Variation: Variation of the existing S106 Agreement (relating to planning permission 15/1852/FUL) at Warner Bros. Studios Leavesden to vary the studio tour hours of opening to allow the first tour to start at 09:00 on Sundays for a temporary period of one year for Mr D Bisoni.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. 16/2367/FUL ALPC meeting 21/12/2016  
8 Mallard Road Abbots Langley WD5 0GA - Single storey rear extension and raised patio to rear for Mr Richard Turtle.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. 16/2366/FUL ALPC meeting 21/12/2016  
77 Cunningham Way Leavesden Watford Hertfordshire WD25 7NG - Conversion of garage into habitable accommodation for Mrs K Sperinck.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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6. 16/2379/FUL ALPC meeting 21/12/2016
- The Laurels 66 Harthall Lane Kings Langley WD4 8JH - Erection of single storey detached garage/workshop to front of dwelling for Mr Frank Gomez.
- ALPC Comment:** Members feel this proposed garage/workshop, in the green belt, is too close to the boundary. There is also insufficient detail on the plans which do not show the access from the road to the existing property and the new building.
- TRDC Decision:** Refused
- Reason:** The proposed outbuilding would constitute an inappropriate form of development in the Metropolitan Green Belt, which, by definition, is harmful. The harm to the openness of the Metropolitan Green Belt would be exacerbated further by reason of the outbuilding's scale, height, siting and design and the loss of vegetation which cumulatively results in an urbanising form of development to the detriment of the rural character of the area and immediate streetscene. The development would also result in encroachment to the countryside, contrary to one of the purposes of the Green Belt. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development proposal fails to comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (adopted March 2012).
7. 16/2488/FUL ALPC meeting 21/12/2016
- Bedmond Sports and Social Club Toms Lane Kings Langley Hertfordshire WD5 0RB - Replacement play equipment with associated works for Miss Miranda Laver.
- ALPC Comment:** As this is an Abbots Langley Parish Council application for Bedmond Playing Fields, who are the freeholders, Members made no comments.
- TRDC Decision:** Approved
8. 16/2464/FUL ALPC meeting 11/01/2017
- 116 Tibbs Hill Road Abbots Langley WD5 0LL - First floor side extension and ground floor front extension for Mrs Karen Bail.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
9. 16/2493/FUL ALPC meeting 11/01/2017
- 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.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
10. 16/2544/FUL ALPC meeting 11/01/2017
- 31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - First floor rear extension for Mr D Walker.
- ALPC Comment:** Members have concerns about the possible loss of light for the neighbouring property 30 Railway Terrace.
- TRDC Decision:** Refused
- Reason:** The proposed first floor rear extension, by virtue of its siting, depth and height would result in an unduly prominent and un-neighbourly form of development detrimental to neighbouring residential amenity and would result in a significant loss of light and outlook to the adjacent ground floor and first floor windows at number No.30 Railway Terrace and would become an overbearing form

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of development towards this neighbour. The proposal therefore fails to comply with Policies CP1 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. 16/2565/CLED ALPC meeting 11/01/2017  
12 Old Mill Road Hunton Bridge WD4 8RH - Certificate of Lawfulness Existing Use: Use of dwelling as a single dwellinghouse for Miss Ann Pay.  
**ALPC Comment:** No objections subject to adequate documentation for the Certificate of Lawfulness.  
**TRDC Decision:** Refused  
**Reason:** Three Rivers District Council is not satisfied on a balance of probability of the lawfulness of the matter described in the application. See Planning Online for full details.
12. 16/2533/FUL ALPC meeting 11/01/2017  
16 Westland Close Leavesden WD25 7GH - Single storey rear extension for Mr D Chamberlain.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
13. 16/2425/RSP ALPC meeting 11/01/2017  
18 The Shires Abbots Langley Watford Hertfordshire WD25 0JL - Part Retrospective: Single storey rear extension and alterations to fenestration for Mr V Teli.  
**ALPC Comment:** Members object to this retrospective application within the green belt and believe the original conditions of consent for 14/1334/FUL, that the new works match the existing building, should be adhered to.  
**TRDC Decision:** Approved
14. 16/2596/FUL ALPC meeting 11/01/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
15. 16/2437/FUL ALPC meeting 11/01/2017  
1 Numbers Farm Egg Farm Lane Kings Langley Hertfordshire WD4 8LS - Two storey rear extension for Mrs C Trybus.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reasons:** 1. The proposed development would result in disproportionate additions in relation to the original dwelling. The scale and design of the development would significantly increase the bulk and massing of the dwelling and would result in development that would be prominent within the landscape and would significantly impact on the openness of the Green Belt. The proposal would also be an inappropriate form of development within the Metropolitan Green Belt and would result in harm to the openness of the Green Belt. No very special circumstances exist to outweigh this harm. The proposal would therefore be contrary to Policy CP11 of the Core Strategy (adopted 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

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2. In the absence of a bat 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. The failure to provide information means that necessary consideration and appropriate mitigation cannot be given to the impact of the development on protected species or their habitats contrary to Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

16. 16/2712/FUL

ALPC meeting 11/01/2017

26 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Replacement single storey rear extension for Mrs Lisa Maloney.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications to be considered on 22<sup>nd</sup> February 2017

#### Appendix B1

1. **17/0138/FUL** Valid date: 24/01/2017  
32 Gallows Hill Abbots Langley WD4 8LU - Demolition of garage and construction of two storey side extension and single storey rear extension for Mr Barry Whelan.
2. **17/0069/FUL** Valid date: 26/01/2017  
Unit 12 Langley Wharf Railway Terrace Kings Langley WD4 8JE - Change of use from warehouse to personal training facility (Use Class D2) for Mr Joseph Kelly.
3. **17/0167/FUL** Valid date: 27/01/2017  
18 Upper Highway Abbots Langley WD5 0JF - Single storey rear extension for Mr Mark Campion.
4. **17/0171/FUL** Valid date: 27/01/2017  
21 Toms Lane Kings Langley WD4 8NA - First floor rear extension for Dr Tony Irons.
5. **17/0172/FUL** Valid date: 30/01/2017  
47 Hazelwood Lane Abbots Langley WD5 0JA - Ground floor rear extension and alterations to existing ground floor extension for Mr and Mrs Gavin and Victoria Tickner.
6. **17/0201/FUL** Valid date: 01/02/2017  
24 Hyde Lane Nash Mills HP3 8RY - Extension to existing loft conversion including hip to gable extension, larger front and rear dormers and front rooflight for Mr Paul Ashford.
7. **17/0106/FUL** Valid date: 02/02/2017  
176 Coates Way Garston WD25 9PE - Single storey front, side and rear extensions for Mr Deepak Sukhani.
8. **17/0197/FUL** Valid date: 01/02/2017  
18 Hunton Bridge Hill Hunton Bridge WD4 8PU - Variation of Conditions 2 (Plans), 9 (Windows), 10 (Rooflights), 11 (Boundary Treatments) and 12 (Parking Layout) of planning permission 16/0835/FUL including alterations to the permitted dwellings for Andrews.
9. **17/0075/FUL** Valid date: 03/02/2017  
Sound Of Music Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Two storey front and rear extensions, insertion of side dormer and extension to raised patio to rear for Mr D Lovell.
10. **17/0249/FUL** Valid date: 08/02/2017  
25 Langley Lane Abbots Langley WD5 0LS - Single storey side extension, pitched roof over existing flat roof and front porch extension for Mr and Mrs Woolf.
11. **17/0242/FUL** Valid date: 07/02/2017  
53 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing outbuildings and construction of two storey side extension for Mr M Greatwood.