

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

21st November 2017

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, Brenda Kersey, Jane Lay, David Major (Chairman), Robin Powell, Owen Roe (Vice-Chairman), Alison Ward, John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 22nd November 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**
20th September, 11th October and 1st November 2017.
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**
 - i. To confirm members attendance at the above meetings on 16th November and 14th December 2017.
8. **Consultations - Dacorum Borough Council's new Local Plan**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above public consultation on Dacorum's new Local Plan. Documents can be viewed at:
www.dacorum.gov.uk/newlocalplan
9. **Budget 2018-2019**
To consider the budget for which this committee has responsibility and projects for the new financial year.

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Planning applications decided by Three Rivers District Council Reported on 22nd November 2017

Appendix A1

1. 17/1921/FUL ALPC meeting 11/10/2017
35 The Fairway Abbots Langley Hertfordshire WD5 0JX - Two storey side extension and single storey rear extension for Mr Callan. See also 17/1928/PDE & 17/1929/PDE Prior Approval: Single storey rear extension (depth 4.5 metres, maximum height 3.07 metres and eaves height 2.58 metres).
ALPC Comment: No objections.
TRDC Decision: Approved.
2. 17/1843/FUL ALPC meeting 20/09/2017
Land Adjacent to 1-8 Adrian Road Abbots Langley Hertfordshire - Erection of two storey detached dwelling with associated landscaping and parking for Mr J Gomme.
ALPC Comment: No objections. Members are aware that there is currently an ongoing civil action relating to a freehold bin store and underground services on this site.
Members ask that permission is withheld until this matter is resolved as it may have a material impact on the final design and application.
It is noted that this application is just within the conservation area.
TRDC Decision: Approved.
3. 17/2123/FUL ALPC meeting 01/11/2017
8 Burbridge Road Leavesden WD25 7NA - Installation of a window and door into the side wall of the garage for Mr & Mrs Khan.
ALPC Comment: No objections.
TRDC Decision: Approved.
4. 17/2030/FUL ALPC meeting 11/10/2017
12 Offord Grove Leavesden Watford Hertfordshire WD25 7NE - Conversion of garage into habitable accommodation for Mr And Mrs Levy.
ALPC Comment: No objections.
TRDC Decision: Approved.
5. 17/2000/FUL ALPC meeting 11/10/2017
36 Marlin Square Abbots Langley WD5 0EG - Two storey rear extension for Mr & Mrs Moore.
ALPC Comment: Members have concerns over the proximity to 36a Marlin Square and note that 36a Marlin Square is not on the list provided to the Parish Council of neighbours that have been consulted.
TRDC Decision: Approved.
6. 17/1954/FUL ALPC meeting 11/10/2017
6 Gypsy Lane Hunton Bridge Kings Langley Hertfordshire WD4 8PR - Two storey rear extension and loft conversion including increase in ridge height and insertion of rooflights and extension to raised patio to rear for Mr Callan.
ALPC Comment: No objections.
TRDC Decision: Approved.

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7. 17/1852/FUL ALPC meeting 20/09/2017
7 Toms Lane Kings Langley WD4 8NA - Single storey rear conservatory for Mr & Mrs Clements.
ALPC Comment: No objections providing the extension does not exceed the 40% guidance for properties within the green belt.
TRDC Decision: Application Refused.
Reason: The proposed development would constitute inappropriate development within the Green Belt due to the disproportionate nature of the proposed rear extension together and would result in actual harm to the visual amenity and openness of the Green Belt. No very special circumstances have been identified to outweigh the harm to the Green Belt. As such the proposed development does not comply with Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
8. 17/1847/FUL ALPC meeting 20/09/2017
Bell Lane Farm Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Demolition of existing garage and outbuildings and erection of new detached garage for Mr Dennis Kennelly.
ALPC Comment: No objections.
TRDC Decision: Approved.
9. 17/1988/ADV ALPC meeting 11/10/2017
Co-Op 7 Cunningham Way Leavesden Abbots Langley Hertfordshire WD25 7NG - Advertisement Consent: Erection of internally illuminated replacement signage including projecting signs for Co Op Food.
ALPC Comment: No objections.
TRDC Decision: Approved.
10. 17/2186/FUL ALPC meeting
53-55 Cheshire Drive Leavesden WD25 7GP - Variation of Condition 7 (Affordable Housing) of planning permission 15/0436/FUL to allow for shared ownership affordable housing for Roger Mahoney.
ALPC Comment: Members were concerned about the further loss of properties in this area that are available for affordable rent.
TRDC Decision: Application Withdrawn
11. 17/2061/FUL ALPC meeting 11/10/2017
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension to adjoin garage to dwelling and conversion of garage into habitable accommodation for Mr B Singh.
ALPC Comment: No objections.
TRDC Decision: Approved.
12. 17/2013/FUL ALPC meeting 11/10/2017
43 Upper Highway Abbots Langley Hertfordshire WD4 8PP - Single storey rear extension and extension to raised patio to rear for Mr Tom Lacey.
ALPC Comment: No objections.
TRDC Decision: Approved.

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13. 17/1907/FUL

ALPC meeting 11/10/2017

121 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Part two, part single storey side and rear extensions for Mr K Davari.

ALPC Comment: No objections.

TRDC Decision: Approved.

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Planning applications to be considered on 22nd November 2017

Appendix B1

1. 17/2264/FUL Valid date: 04/10/2017
52 Tibbs Hill Road Abbots Langley WD5 0EB - Two storey side extension and single storey front and rear extensions for Mr J Burke.

2. 17/2216/RSP Valid date: 26/10/2017
Former High Herts Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Restrospective: Temporary consent (2 years) for mobile home for use as a rural workers dwelling in connection with High Herts Equestrian Centre applicants name not available.

3. 17/2271/FUL Valid date: 27/10/2017
19 Lauderdale Road Hunton Bridge WD4 8QA - Two storey rear extension, single storey rear extension and extension to basement to create raised terrace to the rear and alterations to existing garage for Mr Barry McKinnon.

4. 17/2240/FUL Valid date: 31/10/2017
Warner Bros. Studio Tour London Studio Tour Drive Leavesden Watford Hertfordshire WD25 7LR - Extensions and additions to the Studio Tour with associated parking, drainage, landscaping and enabling works (including the provision of temporary reception facilities) and a variation to the S106 to allow the Studio Tour to open at 9am on Sundays, on a permanent basis for Mr David Bisoni.

5. 17/2252/FUL Valid date: 27/10/2017
2 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Loft conversion including dormers to front and rooflights to rear for Mr C Wynn-Owen.

6. 17/2164/FUL Valid date: 31/10/2017
24 Blenheim Road Abbots Langley Hertfordshire WD5 0TG - Single storey front and side extension for Mrs Blencowe.

7. 17/2270/FUL Valid date: 31/10/2017
Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Increase in height of existing crown roof to match existing bungalow, loft conversion including insertion of dormers and rooflights for Mr Paul Brennan.

8. 17/2183/FUL Valid date: 01/11/2017
Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR - Single storey shop extension and alterations to parking for Motor Fuel Group.

9. 17/2331/FUL Valid date: 07/11/2017
31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr P Realmuto.

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10. 17/2304/FUL Valid date: 08/11/2017
117 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and alterations to fenestration for Mr Derek Bolton.
11. 17/2342/PDA Valid date:
Barn Highland Farm Hyde Lane Pimlico Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works applicants name not available.
12. 17/2269/FUL Valid date: 10/11/2017
33 South Way Abbots Langley WD5 0JL - Replacement front porch and single storey rear extension and insertion of rooflight to front for Mr & Mrs Choughari.
13. 17/2361/FUL Valid date: 08/11/2017
37 Mallard Road Abbots Langley Hertfordshire WD5 0GE - First floor side extension and internal alterations for Mr Kevin Charman.
14. 17/2290/FUL Valid date: 09/11/2017
Bramblewood Harthall Lane Kings Langley WD4 8JN - Single storey side extension to existing garage, removal of existing garage roof and installation of solar panels on top of the new flat roof and associated landscaping for Mr Haydon Robinson
15. 17/2333/FUL Valid date: 06/11/2017
153 Toms Lane Kings Langley WD4 8PA - Single storey rear extension for Mr Crawley.