

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

30th 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 6th December 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. **Consultations - Dacorum Borough Council 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. Deferred from previous meeting on 22nd November 2017 (minute 262.). Comments to be submitted by 13th December 2017.

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 6th December 2017

Appendix A1

1. 17/1767/FUL ALPC meeting 11/10/2017
Millers Court Broomfield Rise Abbots Langley Hertfordshire - Variation of Condition 11 (Affordable Housing Provision) of planning permission 17/1152/FUL to allow a mortgagee in possession clause to be added for Mr Mark Addo-Quaye
ALPC Comment: No objections.
TRDC Decision: Approved
2. 17/1944/RSP ALPC meeting 11/10/2017
Chestnut Lodge Allans Way Abbots Langley Hertfordshire - Construction of detached garage for Mr G Johnson.
ALPC Comment: No objections providing the building is retained as a garage in the future and remains subordinate to the main dwelling. Members have concerns for the openness of the green belt and the creeping development on this site.
TRDC Decision: Approved
3. 17/2034/FUL ALPC meeting 11/10/2017
141 Coates Way Garston WD25 9PF - Single storey side and rear extensions and insertion of roof canopy to front for Mr John Simmons.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 17/2071/FUL ALPC meeting 11/10/2017
142 Toms Lane Kings Langley WD4 8NY - Single storey side and rear extensions and front porch extension for Mr Anthony Power.
ALPC Comment: No objections.
TRDC Decision: Refused
Reasons: The proposed development, by virtue of its scale, bulk and massing would constitute inappropriate development within the Metropolitan Green Belt. The development also results in a prominent feature within the landscape and would result in actual harm to the character, visual amenity and openness of the Green Belt and area. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm and the development is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
5. 17/1987/FUL ALPC meeting 01/11/2017
130 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Front porch extension for Mr Tony Vodden.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 17/2132/RSP ALPC meeting 01/11/2017
Paprika 15 High Street Bedmond WD5 0QP - First floor side extension and alterations to elevations of existing building for Mr Holloway.
ALPC Comment: No objections.
TRDC Decision: Approved

Abbots Langley Parish Council

7. 17/1825/FUL

ALPC meeting 20/09/2017

Three Acres Toms Lane Kings Langley WD4 8NA - Demolition of existing dwelling and builders yard buildings and redevelopment of the site with four detached dwellings and associated gardens and car parking with access to the dwellings via existing entrance to the site from Toms Lane for Mr Phil Longuehay.

ALPC Comment: Members are concerned that this is a new build in the green belt. There are specific concerns about vehicle access during and post construction. If a vehicle is exiting the single vehicle width access way from the site this could cause vehicles entering the site to obstruct this narrow part of Toms Lane, which also does not benefit from a safe pedestrian footpath. This area is used extensively by pedestrian of all of all ages and capabilities. If officers are minded to approve this application then members request that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Approved

8. 17/1967/CLED

ALPC meeting 11/10/2017

Land Rear Of Daimar Bedmond Road Bedmond Abbots Langley Hertfordshire WD5 0QE - Certificate of Lawfulness Existing Use: Use of the land and buildings for commercial storage of materials and equipment for KLM Properties.

ALPC Comment: No objections, subject to proof of existing and historical usage. However members are concerned the development has the potential to significantly impair the visual amenity of the area and question whether business rates have been paid in support of the claim that this is a long standing business use.

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications to be considered on 6th December 2017

Appendix B1

1. 17/2386/FUL Valid date: 15/11/2017
64 The Crescent Abbots Langley WD5 0DS - Part single, part two storey side and rear extension and conversion of garage into habitable accommodation for Mr and Mrs Cresswell.
2. 17/2377/FUL Valid date: 16/11/2017
The Swan Bedmond Road Pimlico HP3 8SH - Proposed alterations to single storey side extension including addition of pitched roof, glazed porch extension between dwelling and office, insertion of roof light to kitchen roof, and new entrance gates, fencing and railings for Mrs Sharon Axcell.
3. 17/2226/LBC Valid date: 16/11/2017
The Swan Bedmond Road Pimlico HP3 8SH - Listed Building Consent: Proposed alterations to single storey side extension including addition of pitched roof, glazed porch extension between dwelling and office, insertion of rooflight to kitchen roof for Mrs Sharon Axcell.
4. 17/2417/FUL Valid date: 16/11/2017
22 Magnolia Avenue Abbots Langley WD5 0SW - Conversion of garage to habitable room for Mr R Mitchell.
5. 17/2422/LBC Valid date: 20/11/2017
11 Gallows Hill Abbots Langley WD4 8PG - Listed Building Consent: Construction of single storey orangery to rear and alterations to raised terrace for Mr Lewis Baker.
6. 17/2410/FUL Valid date: 22/11/2017
2 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Single storey side extension, two storey rear extension and loft conversion including front and rear dormers for Mr Paul Forestal.
7. 17/1999/RSP Valid date: 22/11/2017
9 Hunton Close Hunton Bridge WD4 8FT - Part Retrospective: Conversion of garage into habitable accommodation and single storey front extension for Mr James Reuben.
8. 17/2431/FUL Valid date: 22/11/2017
19 Upper Highway Abbots Langley WD4 8PP - Demolition of existing conservatory and single storey lean to extension and construction of two storey side and rear extension for Mr Robert Ferry.
9. 17/2471/FUL Valid date: 24/11/2017
14 Blenheim Road Abbots Langley Hertfordshire WD5 0TG - Part two, part single storey rear extension and partial garage conversion for Mr and Mrs Stephenson.