

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

28th March 2018

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 4th April 2018 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 22nd March 2018
7. **Consultation - National Planning Policy Framework**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation which ends on 10th May 2018. Documents can be viewed at:
<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>
8. **Parsonage Close - Proposed Parking Scheme**
To consider the proposal by Three Rivers District Council to introduce new parking measures in Parsonage Close, Abbots Langley. Full details can be viewed at:
<http://www.threerivers.gov.uk/eqcl-page/parking-consultations>
9. **Highways and Transport Matters**
To note the following road closure within the Parish:
St Albans Lane, Bedmond from its junction with Bedmond Lane south westwards to its junction

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with Sergehill Lane and Sergehill Lane, Bedmond from its junction with St Albans Lane north eastwards and south eastwards to its junction with Whitehouse Lane. The lengths of roads will each be closed between 10.00am and 2.00pm on Sunday 10th June 2018, when signs are in place, to ensure public safety and prevent accidents for the duration of the St Albans Half Marathon.

10. Appeal

To note the appeal against refusal of planning permission 17/1607/OUT - Land adjoining Notley Croft, Bedmond Road, Bedmond - Outline Application: Construction of up to two dwellings. Appeal ref: APP/P1940/W/17/3187494.

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Planning applications decided by Three Rivers District Council Reported on 4th April 2018

Appendix A1

1. 17/2549/AOD ALPC meeting 10/01/2018
Land At Fairways Farm, Including 67 And 69 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Approval of Details: Details pursuant to Condition 1 of Outline Permission 16/2076/OUT comprising layout, appearance, landscaping and scale for 100 residential units for Mr Johnson.
ALPC Comment: Members object to this application on the following grounds:-
 1. The principal access/egress should not be on Bucknalls Lane, which is currently the only access for vehicles from Lemonfield Drive; Tudor Manor Gardens and Bucknalls Close and any possible future expansion of the BRE site, creating an excessive increase in the volume of traffic queueing at the A405 traffic lights.
 2. The existing property at 65 Bucknalls Lane will be overlooked by the proposed block A in the south east corner of the site.
 3. The affordable housing flats for social rent have all been positioned adjacent to the motorway.
 4. Concerns over the risk of flooding. Members request that this application is referred to Three Rivers Planning Committee for consideration.**TRDC Decision:** Approved
2. 18/0076/FUL ALPC meeting 31/01/2018
95 Summerhouse Way Abbots Langley WD5 0DX - Demolition of existing rear extension and construction of replacement single storey rear extension, two storey side extension and first floor rear extension for Mr and Mrs O'Flaherty.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 18/0082/FUL ALPC meeting 31/01/2018
122 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Proposed single storey rear/side extension, first floor rear extensions with Juliet balcony, insertion of canopy roof to front and extension to drive for Mr Chris Gledhill.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 18/0094/CLPD ALPC meeting 31/01/2018
9 Standfield Abbots Langley Hertfordshire WD5 0BB - Conversion of garage into habitable space and WC for Mr Roy Bratt.
ALPC Comment: Members feel the proposed window and brickwork should be finished sympathetically with the existing frontage of the property.
TRDC Decision: Approved
5. 17/2687/FUL ALPC meeting 31/01/2018
47 Burbridge Road Leavesden WD25 7NA - Conversion of garage into habitable accommodation for Mr Malkit Singh.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 18/0129/FUL ALPC meeting 31/01/2018
14 & 16 Water Lane Kings Langley WD4 8HN - Joint Application: Single storey rear extension and alterations for Mr and Mrs Armory.
ALPC Comment: No objections.

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TRDC Decision: Approved

7. 18/0157/FUL ALPC meeting 31/01/2018
16 Rosemarie Close Leavesden WD25 7NP - Conversion of garage into habitable accommodation for Mr Rob Gibbs.
ALPC Comment: No objections.
TRDC Decision: Approved
8. 18/0170/FUL ALPC meeting 31/01/2018
69 Abbots Road Abbots Langley WD5 0BJ - Single storey front extension, first floor side extension, loft conversion including extension to roof, increase in ridge height, insertion of dormers to sides and rear and rooflights to front, alterations to roof of existing single storey rear extension, new external finishes to dwelling and and new raised patio to rear for Mr and Mrs Stapely.
ALPC Comment: Members object to this proposed very large extension, in particular the side dormer windows, which would result in a prominent and out of character development to the detriment of the appearance of the street scene and visual amenities of the area and also an overbearing and oppressive feature to the neighbouring properties. 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
9. 18/0221/PDE ALPC meeting 21/02/2018
4 Hyde Lane Pimlico Hemel Hempstead Hertfordshire HP3 8SB - Prior Approval: Single storey rear extension (depth 5 metres, maximum height 3.12 metres and eaves height 2.83 metres) for Mr and Mrs J Bird.
ALPC Comment: No objections.
TRDC Decision: No objection.
10. 18/0204/FUL ALPC meeting 21/02/2018
90 Roman Gardens Kings Langley Hertfordshire WD4 8LP - First floor side extension and internal alterations for Miss C Evans.
ALPC Comment: No objections.
TRDC Decision: Approved
11. 18/0214/LBC ALPC meeting 21/02/2018
St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Listed Building Consent: Removal of existing external paintwork and replacement with more suitable material (limewash) for St Albans Diocesan Board Of Finance.
ALPC Comment: No objections. Members support this application given the prominence this property has close to the centre of the village.
TRDC Decision: Approved
12. 18/0277/FUL ALPC meeting 21/02/2018
11 Raymond Close Abbots Langley Hertfordshire WD5 0HG - Single storey side and rear extension for Mr Mark Thomas.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 18/0178/FUL ALPC meeting 21/02/2018
Manor House Ground Sport Complex Gallows Hill Lane Abbots Langley Hertfordshire - The refurbishment of existing tennis courts and multi use games area (MUGA) including the removal of adjacent skateboard park, resurfacing of tennis courts,

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new enclosure, construction of a single storey timber hut, provision of ramps to the gates and provision of outdoor table tennis tables for Mr Tim Perkins.

ALPC Comment: Members declined to comment on this application as it is freeholder of the Manor House playing fields.

TRDC Decision: Approved

14. 18/0313/FUL

ALPC meeting 21/02/2018

Paprika 15 High Street Bedmond WD5 0QP - Part Retrospective: First floor side extension and alterations to elevations of existing building (Amendment to planning permission 17/2132/RSP to include a first floor front gable feature) Pursuant to approved planning application ref no. 17/2132/RSP, with slight amendments to front elevation. for Mr Holloway.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 18/0347/FUL

ALPC meeting 21/02/2018

167 Coates Way Garston Watford Hertfordshire WD25 9PF - Single storey rear extension and alterations to existing roof of rear extension for Mr and Mrs M Hopkins.

ALPC Comment: No objections.

TRDC Decision: Approved

16. 18/0363/FUL

ALPC meeting 14/03/2018

Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Construction of Q and S Stages, ancillary production offices and additional toilet block (revised orientation to previous approval) for Mr David Bioni.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications to be considered on 4th April 2018

Appendix B1

1. **18/0507/FUL** Valid date: 08/03/2018
87 Offord Grove Leavesden Watford Hertfordshire WD25 7NF - Conversion of garage into habitable accommodation and single storey rear extension for Mrs Mabel Comber.
2. **18/0512/FUL** Valid date: 09/03/2018
14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Part demolition of existing garage, conversion to workshop and alterations to roof for Mr Tim Wright.
3. **18/0522/FUL** Valid date: 12/03/2018
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr Singh.
4. **18/0506/FUL** Valid date: 12/03/2018
169 Abbots Road Abbots Langley WD5 0BN - Proposed two storey rear extension, single storey side and rear extension, front bay and internal alterations. for Mr T Warne.
5. **18/0535/FUL** Valid date: 13/03/2018
176 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and insertion of pitched roof over existing first floor flat roof to front for Mr and Mrs Coyle.
6. **18/0531/FUL** Valid date: 13/03/2018
4 Hyde Lane Pimlico HP3 8SB - Single storey rear extension for Mr Joshua Bird.
7. **18/0506/FUL** Valid date: 12/03/2018
173 Abbots Road Abbots Langley Hertfordshire WD5 0BN - Proposed two storey rear extension, single storey side and rear extension, front bay and internal alterations. for Mr T Warne.
8. **18/0552/FUL** Valid date: 16/03/2018
26 Gallows Hill Abbots Langley WD4 8LU - Pitched roof to be constructed over existing garage flat roof and front porch for Mr Kalpesh Bhatt.
9. **18/0537/FUL** Valid date: 20/03/2018
22-24 Bridge Road Hunton Bridge WD4 8RE - Repairs to existing outbuilding for Mr Duncan Baker.
10. **18/0538/LBC** Valid date: 20/03/2018
22-24 Bridge Road Hunton Bridge WD4 8RE - Listed Building Consent: Repairs to existing outbuilding for Mr Duncan Baker.
11. **18/0509/FUL** Valid date: 20/03/2018
23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey side and rear extension, single storey rear extension, loft conversion including insertion of side dormers and rooflights to the front and rear, part conversion of existing garage and new window in side elevation for Mr and Mrs J Driscoll.
12. **18/0536/FUL** Valid date: 20/03/2018
82A Toms Lane Kings Langley Hertfordshire WD4 8NL - Installation of new vehicle cross over and extension to drive to create carriage drive for Mr and Mrs Milone.
13. **18/0620/FUL** Valid date: 22/03/2018
87 Gallows Hill Lane Abbots Langley WD5 0DD - Removal of outbuilding and erection of single storey side and rear extension. for Mr and Mrs Fantom.

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14. 18/0544/FUL

Valid date: 20/03/2018

59 High Acres Abbots Langley WD5 0JB - Part single, part two storey side and rear extension; installation of solar panels to front and rear roofslopes; front porch and construction of detached garage for Mr R Shalom.

15. 18/0300/FUL

Valid date: 22/03/2018

17A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Part single, part two storey side extension; single storey rear extension; pitched roof to existing two storey front bay feature; alterations to hardstanding and extension to existing dropped kerb and front porch for Mr D Smith and Ms J Clarke.

16. 18/0613/FUL

Valid date: 23/03/2018

14 And 16 Water Lane Kings Langley Hertfordshire WD4 8HN - Joint Application: Single storey rear extension and alterations for Coleman.