

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

4th October 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 10<sup>th</sup> October 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. Consultations**

Following deferral from the previous meeting to allow further time to examine the documents (Min. 186.), to consider if the committee, on behalf of the Parish Council, wishes to respond to the following consultations:

- i. St Albans City & District Local Plan 2020 - 2036, which sets out the long-term strategy, providing policies and proposals for the future development of the district. Documents can be viewed at [www.stalbans.gov.uk/localplan2018](http://www.stalbans.gov.uk/localplan2018). The consultation closes on 17<sup>th</sup> October 2018.
- ii. Watford Borough Council's new Local Plan, setting a vision for Watford up to 2036 and to guide new development. Documents can be viewed at [www.watfordlocalplan.co.uk](http://www.watfordlocalplan.co.uk). The six week consultation ends on 19<sup>th</sup> October 2018.

**7. Budget 2019 - 2020**

To consider the budget for which this committee has responsibility and projects for the new financial year.

**8. Bedmond Sign - Toms Lane**

To note the installation of the new sign commemorating Pope Adrian IV towards the eastern end of Toms Lane, Abbots Langley.

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 10th October 2018

#### Appendix A1

1. 18/1259/OUT ALPC meeting 18/07/2018

Daimar Bedmond Road Bedmond WD5 0QE - Outline Application: Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of six detached dwellings and garages (landscaping and appearance reserved) and alterations to access. for KLM Properties Ltd.

**ALPC Comment:** Members object to this application which they believe is overdevelopment of the green belt. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

**TRDC Decision:** Refused

**Reasons:** 1. The proposed development, by virtue of the height, bulk and massing of the buildings and intensification of use of the site, would result in significant greater harm to the openness of the Green Belt than that of the existing residential buildings and commercial use of the site. The proposed development would therefore constitute inappropriate development and would result in significant actual harm to the openness of the Green Belt. 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 National Planning Policy Framework.

2. The proposed development fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and SPD: Affordable Housing (approved June 2011) in that the scheme would not provide policy compliant affordable housing and it has not been demonstrated that it would not be viable to meet policy requirements for affordable provision; a S106 Agreement has not been agreed to secure provision; and the proposed housing mix would fail to meet the requirements of Policy CP3 of the Core Strategy (adopted October 2011) and no evidence or justification has been provided to support the proposed housing mix.
2. 18/1530/FUL ALPC meeting 08/08/2018

224 Abbots Road Abbots Langley WD5 0BP - Demolition of existing dwelling and construction of replacement dwelling with accommodation within roofspace served by dormers and rooflights, construction of detached garage and extension to drive for Mr Arif Syed.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
3. 18/1546/FUL ALPC meeting 08/08/2018

20 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extension for Mr M Greene.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. 18/1278/FUL ALPC meeting 08/08/2018

55 Furtherfield Abbots Langley Hertfordshire WD5 0PN - Single storey rear extension for Mr Paul Holland.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

## Abbots Langley Parish Council

5. 18/1577/AOD ALPC meeting 08/08/2018

Land Adjoining Notley Croft Bedmond Road Bedmond WD5 0QE - Approval of Details: Details pursuant to Condition 1 of Outline Permission 17/1607/OUT comprising access, appearance, landscaping, layout and scale for two construction of two dwellings for Mr R Noviello.

**ALPC Comment:** No objections as this application is in line with conditions 1 and 4 of the Inspectors decision (under appeal) to grant permission for the outline application 17/1607/OUT.

**TRDC Decision:** Approved
6. 18/1595/FUL ALPC meeting 08/08/2018

40 Breakspeare Road Abbots Langley WD5 0EP - Single storey side and rear extension for Mr Mark Hansard.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
7. 18/1645/FUL ALPC meeting 29/08/2018

154 Abbots Road Abbots Langley WD5 0BL - Variation of condition 2 (plan numbers) of planning permission 17/2649/FUL to include painted render for Mr Bhagawagar.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
8. 18/1681/FUL ALPC meeting 29/08/2018

49 Mallard Road Abbots Langley Hertfordshire WD5 0GF - Single storey side and rear extensions and garage conversion into habitable accomodation for Mr George Wells.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
9. 18/1748/FUL ALPC meeting 19/09/2018

Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Alterations to entrance and waiting area for Mr James Whatmore.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 10<sup>th</sup> October 2018

#### Appendix B1

1. **18/1902/FUL** Valid date: 18/09/2018  
31 Mallard Road Abbots Langley WD5 0GE - Single storey rear and side extension for Mr and Mrs Gibbons.
2. **18/1891/FUL** Valid date: 19/09/2018  
8 Garden Road Abbots Langley WD5 0ES - Single storey side/rear extension. for Mr Anton Hamilton.
3. **18/1868/FUL** Valid date: 20/09/2018  
28 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey side extension and proposed vehicular access to Tanners Hill for Mr A Chundavadra.
4. **18/1927/FUL** Valid date: 21/09/2018  
47 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Alterations to fenestration and alterations to roof of existing rear extension for Mr Michael Davis.
5. **18/1959/RSP** Valid date: 01/10/2018  
108 Abbots Road Abbots Langley WD5 0BH - Part Retrospective: Single storey rear extensions and part two storey rear extension for Mr Gerry Kilbane.