

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

16th April 2019

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 24th April 2019 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**
 - i. To receive a report on the meeting held on 21st March 2019.
 - ii. To confirm Members attendance at the above meetings on 25th April 2019 (JB) and 23rd May 2019.
7. **Conservation Area Litter Bins**
To consider maintenance arrangements for the above (min. 221)
8. **Highways and Transport Matters**
To note the following temporary road closures within the Parish:
 - i. That length of Railway Terrace, Kings Langley from its junction with Hyde Lane south westwards for a distance of approximately 70 metres.
 - ii. That length of Harthall Lane, Bulls Green from its junction with Bedmond Road south westwards for a distance of approximately 600 metres ("the Road"), except for access.

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Planning applications decided by Three Rivers District Council Reported on 24th April 2019

Appendix A1

1. 19/0162/OUT

ALPC meeting 20/02/2019

Glenwood Harthall Lane Kings Langley WD4 8JN - Outline application (with all matters reserved) for the construction of up to five residential dwellings for Kedgling Developments Ltd.

ALPC Comment: Members object to this proposal for up to five dwellings with no real details for the properties. The development would cause harm to the openness of the green belt with no very special circumstances presented to outweigh this. They have concerns about the narrow width of the access and possible future further encroachment into 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

Reason: The proposed development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011). R2: The proposed five new dwellings by virtue of the form and scale of the development as shown on the submitted Location Plan and Site Plan would not be considered as 'limited infilling in villages'. The development would also would harm the openness of the Green Belt by virtue of the spread of development and urbanising features across the site. The proposal would therefore constitute inappropriate development, which, by definition, is harmful to the Green Belt and also results in harm to the openness of the Green Belt. No very special circumstances have been demonstrated to outweigh the inappropriateness of the development and harm to openness. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the revised NPPF (February 2019). R3: The proposed development as shown on the submitted Location Plan and Site Plan would fail to have regard to the local character of the area by virtue of its layout and scale, representing an incongruous form of development which would be significantly detrimental to the visual amenities of the street and area. This would be contrary to 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. 19/0198/FUL

ALPC meeting 20/02/2019

1 North Grove Cottages Watford Road Hunton Bridge Kings Langley Hertfordshire WD4 8QP - Side and rear conservatory extension for Mr J Poole.

ALPC Comment: No objections.

TRDC Decision: Approved

3. 19/0233/FUL

ALPC meeting 20/02/2019

197 Toms Lane Kings Langley WD4 8PA - Single storey side and rear extension to a depth of existing rear projection, conversion of existing garage, extension to existing front entrance porch and conversion of existing loft space to provide habitable accommodation with dormer windows to rear and flank elevations. for Mr and Mrs Connare.

ALPC Comment: Members object to this large extension with unattractive side dormers creating a top heavy appearance to this property, in a prominent position, within the green belt.

TRDC Decision: Approved

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4. 19/0258/FUL ALPC meeting 20/02/2019
9 Primrose Hill Kings Langley WD4 8HZ - Demolition of existing rear addition and erection of new ground floor rear extension for Mr and Mrs Leo and Amber Moll.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 19/0242/FUL ALPC meeting 13/03/2019
7 Ross Drive Abbots Langley Watford Hertfordshire WD25 0BN - Loft conversion including the installation of velux windows to rear roofslope and associated internal alterations for Ms M Machera.
ALPC Comment: Members object to the proposal to extend this newbuild which has insufficient off street parking for what will become a five bedroomed property.
TRDC Decision: Approved
6. 19/0346/FUL ALPC meeting 13/03/2019
3 Chichester Way Garston WD25 9TY - Single storey front, side and rear extension for Mr and Mrs K and A Ganatra.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications to be considered on 24th April 2019

Appendix B1

1. 19/0597/FUL Valid date: 04/04/2019
Flintstones Station Road Kings Langley WD4 8LL - Construction of raised decking to rear of dwelling with handrails and steps for Mrs Joanne Jenkins.

2. 19/0593/FUL Valid date: 04/04/2019
26 Gallows Hill Abbots Langley WD4 8LU - Alterations to existing drive including installation of new vehicular cross over and stopping up of existing access for Mr Bhatt.

3. 19/0579/FUL Valid date: 04/04/2019
27 Gable Close Abbots Langley WD5 0LD - Conversion of semi detached house into two two bedroom flats with associated parking and new vehicular access for Mr P Realmuto.

4. 19/0651/FUL Valid date: 08/04/2019
2 Moore Road Abbots Langley WD25 0BE - Single side and rear extension including patio for Mrs Maria Dolores Garcia Dianez.

5. 19/0646/OUT Valid date: 05/04/2019
Land South West Of Junction 20 Of M25 And West Of A41 Watford Road Hunton Bridge Hertfordshire - Construction of new Motorway Service Area (MSA) to comprise: amenity building, 80 bedroom lodge, drive-thru coffee unit, fuel filling station with retail shop, together with associated car, coach, motorcycle, caravan, HGV and abnormal load parking, alterations to the A41 including construction of a new roundabout and vehicular access, works to the local highway network and at Junction 20 of the M25 motorway. Provision of landscaping, signage, infrastructure and ancillary works. for Mr Mark Franks.

There are currently over 170 documents on Three Rivers District Council's planning website, so it will not be practical to review these on screen.

The applicant has provided a full set of documents, these are available for review in the office.

Three Rivers District Council have confirmed the earliest this application will be considered by their Planning Committee is in June (27th) or July (18th). Members therefore need to have their comments on this application agree by latest the 5th June meeting of this committee.