

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

9th May 2019

To Members of the Planning and Highways Committee

Councillors as nominated at the Annual Parish Council meeting held on Monday 13th May 2019.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 15<sup>th</sup> May 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. **Election of Vice Chairman**  
To elect a Vice Chairman of this committee for the year 2019-2020.
4. **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.
5. **Planning Application 19/0618/RSP**  
To permit one public speaker on the above application.
6. **Planning Decisions from Three Rivers District Council**  
To note the recent decisions as listed in Appendix A1.
7. **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.
8. **Three Rivers District Council - Planning Committee**
  - i. To receive a report on the meeting held on 25<sup>th</sup> April 2019.
  - ii. To confirm Members attendance at the above meetings on 29<sup>th</sup> May 2019 (Rescheduled from 23<sup>rd</sup> May 2019).
9. **Highways and Transport Matters**  
To note the following temporary road closures within the Parish:  
  
That length of Garden Road, Bulls Green from its junction with Breakspere Road north westwards for its entire length ("the Road"), except for access.

Abbots Langley Parish Council

**10. Correspondence**

To note comments from resident regarding planning application 19/0579/FUL

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Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council  
Reported on 15 May 2019

Appendix A1

1. 19/0146/FUL ALPC meeting 20/02/2019  

Daimar Bedmond Road Bedmond WD5 0QE - Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four detached dwellings and garages with associated access and landscaping for KLM Properties Ltd.

**ALPC Comment:** Members object to this application which they believe is overdevelopment of the green belt with no very special circumstances to outweigh the harm to the openness 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:** Approved

**Reason:**
2. 19/0197/FUL ALPC meeting 20/02/2019  

1 North Grove Cottages Watford Road Hunton Bridge Kings Langley Hertfordshire WD4 8QP - Removal of existing garage and construction of new detached garage including the provision of habitable accommodation at first floor level. for Mr J Poole.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**
3. 19/0343/FUL ALPC meeting 13/03/2019  

26 Gallows Hill Lane Abbots Langley WD5 0DA - Single storey side extension for Mr Williams.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**
4. 19/0326/FUL ALPC meeting 13/03/2019  

38 Tanners Hill Abbots Langley WD5 0LT - Front porch and part single, part two storey rear extension for Mr and Mrs P Groves.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**
5. 19/0355/FUL ALPC meeting 13/03/2019  

Blocks D And E Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Alterations to existing entrance in between Blocks D and E to provide two revolving doors and one disabled access door, with new flank wall and canopy over entrance and new wall in front of the existing building for ASOS.com Ltd.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**
6. 19/0356/ADV ALPC meeting 13/03/2019

Abbots Langley Parish Council

Blocks D And E Hercules Way Leavesden Watford Hertfordshire WD25 7GR -  
Advertisement Consent: Installation of internally and externally illuminated fascia  
signs for ASOS.com Ltd.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**

7. 19/0383/FUL ALPC meeting 13/03/2019

33 Long Elms Abbots Langley Hertfordshire WD5 0JS - Single storey front and side  
extension and associated internal and external alterations for Mr P Fitzgerald.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**

8. 19/0418/FUL ALPC meeting 13/03/2019

3 Toms Lane Kings Langley WD4 8NA - Single storey rear extension for Ms Jane  
Percival.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**

9. 19/0390/FUL ALPC meeting 13/03/2019

2 Royce Grove Leavesden WD25 7GD - Creation of new entrance porch, conversion  
of garage into habitable room, single storey rear extension and first floor rear  
terrace for Mr Ani Bardhan.

**ALPC Comment:** Members object to the proposal to convert the garage into  
habitable accommodation which will reduce the available parking to one space  
which is insufficient for this five bedroom property on a corner plot. They are  
concerned that the roof terrace will overlook the dwellings in Dowding Way and is  
out of keeping with the surrounding properties in this prominent position.

**TRDC Decision:** Refused

**Reason:** The proposed roof terrace by virtue of its siting and elevated height  
would result in an un-neighbourly form of development and would result in  
significant levels of overlooking of neighbouring properties (4 Royce Grove and 17  
Dowding Way) resulting in a dominant and unneighbourly feature to the detriment  
of the residential amenities of these neighbouring occupiers. The development  
would therefore 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).

The conversion of the garage results in a shortfall of parking provision to serve the  
dwelling which would be likely to result in an increase in parking outside of the  
application site to the detriment of the safe movement and free flow of other  
highway users. The development is therefore contrary to Policies CP1, CP10 and  
CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5  
of the Development Management Policies LDD (adopted July 2013).

10. 19/0465/FUL ALPC meeting 03/04/2019

29 Royce Grove Leavesden WD25 7GB - Single storey front/side extension and  
alterations to front elevation for Mr Evans.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**Reason:**

Abbots Langley Parish Council

11. 19/0490/PDNA

ALPC meeting 03/04/2019

Hyde Farm Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA -  
Permitted Development Notice Agriculture: Erection of agricultural barn for Mrs L  
Cooper.

ALPC Comment: No objections.

TRDC Decision: Approved

Reason:

12. 19/0482/FUL

ALPC meeting 03/04/2019

Beulah Sergehill Lane Abbots Langley WD5 0RT - Single storey rear extension and  
glazed canopy for Mr and Mrs Quinton.

ALPC Comment: No objections.

TRDC Decision: Approved

Reason:

Abbots Langley Parish Council

Planning applications to be considered on 15 May 2019

Appendix B1

1. **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.
2. **19/0731/FUL** Valid date: 26/04/2019  
34 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LU - Demolition of existing garage and conservatory, erection of two storey side extension with integral garage and single storey rear extension. for Mr David Watts.
3. **19/0648/RSP** Valid date: 29/04/2019  
10 Cranefield Drive, Garston WD25 9TX - Front porch for Mr Christopher Turk.
4. **19/0700/FUL** Valid date: 30/04/2019  
Little Rose Acre Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SF - Demolition of existing rear conservatory, erection of single storey rear extension and single storey porch extension to side for Mrs M Kensett.
5. **19/0743/FUL** Valid date: 30/04/2019  
20 Popes Road Abbots Langley WD5 0EY - Conversion of garage to habitable room for Mrs Vera Woolls.
6. **19/0706/FUL** Valid date: 01/05/2019  
37 Bateson Drive Leavesden WD25 7ND - Conversion of garage into a living room and installing a window at the front for Mr M Ali.
7. **19/0787/FUL** Valid date: 30/04/2019  
Thistle Lodge Bedmond Road Abbots Langley WD5 0QB - Construction of independent garage structure to front of dwelling with associated extension of the driveway for Mr And Mrs Bhatti.
8. **19/0770/FUL** Valid date: 07/05/2019  
15 Trowley Rise Abbots Langley WD5 0LN- Single storey side and rear extensions, internal alterations and alterations to first floor windows for Mr And Mrs M Harris.

Abbots Langley Parish Council

Planning applications to be considered on 15 May 2019

Appendix B2

1. 19/0775/RSP Valid date: 08/05/2019  
87 Kindersley Way Abbots Langley WD5 0DG - Retrospective: Single storey front and rear extension and alterations to frontage including extension to drive for Mr And Mrs Dine.
2. 19/0600/FUL Valid date: 08/05/2019  
Old Mill House Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8QZ - Single storey rear extension for David Scott.
3. 19/0809/FUL Valid date: 02/05/2019  
6 The Crescent Abbots Langley WD5 0DS - First floor rear extension for Mr And Mrs Brown.