

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

7<sup>th</sup> February 2013

To Members of the Planning and Highways Committee

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 13<sup>th</sup> February 2013 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 receive a report of 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 24<sup>th</sup> January 2013.

**7. Consultations**

Streamlining the Planning Application Process:

To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation, which introduces legislative changes which reduce the scope of planning controls. Comments to be submitted by 4<sup>th</sup> March 2013. Documents can be viewed at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/66061/Streamlining\\_the\\_planning\\_application\\_process\\_-\\_consultation.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/66061/Streamlining_the_planning_application_process_-_consultation.pdf) and a hard copy is available at the Council Offices, Langley Road, Abbots Langley.

Three Rivers Local Plan - Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule

To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation. The document can be viewed and comments submitted (by 15<sup>th</sup> February 2013) on Three Rivers District Council's website at [www.threerivers.gov.uk](http://www.threerivers.gov.uk) and a hard copy is available at the Council Offices, Langley Road, Abbots Langley.

**8. Hertfordshire County Council - Highways Liaison Meeting**

To consider who will represent the committee at the next Highways Liaison Meeting on Tuesday 14<sup>th</sup> May 2013 at 6.30 pm in the Penn Chamber at Three Rivers House, Rickmansworth.

**9. Appeals**

- i. To note the appeal against refusal of planning permission 12/1585/FUL - 112 Toms Lane, Kings Langley - Erection of 5 detached dwellings and associated works, including new shared access driveway and parking, following demolition of existing dwelling. DoE Appeal ref: APP/P1940/A/13/2190544/NWF.
- ii. To note the decision by the Planning Inspectorate that the appeal APP/P1940/A/12/2178409 against refusal to grant planning permission 12/0419/FUL - Hyde Meadow Farm, Hyde Lane, Nash Mills, Hemel Hempstead, has been dismissed.
- iii. To note the decision by the Planning Inspectorate that the appeal APP/P1940/D/12/2189272 against refusal to grant planning permission 12/1525/FUL - East Winds, 146a Toms Lane, Kings Langley, has been dismissed.

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### Planning applications decided by Three Rivers District Council Reported on 13<sup>th</sup> February 2013

#### Appendix A1

1. 12/1898/FUL ALPC meeting 14/11/2012  
Hunton Bridge Stores 5 Old Mill Road Hunton Bridge Kings Langley WD4 8RD - Change of use from Class A1 (retail off-licence) to hot food takeaway (Class A5) and installation of extraction duct to rear for Mr Kazem Davari.  
**ALPC Comment:** Members object to this application which is unsuitable and would spoil the character of the conservation area. They have concerns regarding safety aspects:- no provision for car parking; near a busy junction; on a narrow road and pavement and with existing roadside parking restrictions. The Parish Council requests that this application is referred to Committee for their consideration unless Officers are minded to refuse the application.  
**TRDC Decision:** Approved with conditions including not operating before 17.00 or after 23.00 Mondays to Saturdays and before 17.00 or after 22.30 on Sundays or bank holidays - see TRDC planning online for full details.
2. 12/2220/FUL ALPC meeting 19/12/2012  
16 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Two storey and single storey side extension, single storey rear extension, extension to rear patio and second floor extension to roof including roof alterations and raising of ridge with rooflights and rear dormer window for Mr Nathan Schofield.  
**ALPC Comment:** Although not in a conservation area, members object to this proposal which is out of keeping, very large and unattractive.  
**TRDC Decision:** Approved
3. 12/2218/FUL ALPC meeting 19/12/2012  
22 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Two storey side extension and single storey side and rear extensions for Mr B Wild.  
**ALPC Comment:** Members object to this proposal being only 0.9 metres from the boundary creating an urbanising effect detrimental to the area.  
**TRDC Decision:** Approved
4. 12/2275/FUL ALPC meeting 19/12/2012  
5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr And Mrs D Zwaig.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
5. 12/2276/LBC ALPC meeting 19/12/2012  
5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Single storey rear extension for Mr And Mrs D Zwaig.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
6. 12/2231/FUL ALPC meeting 19/12/2012  
10 Barley Brow Abbots Langley Watford Hertfordshire WD25 0JW - Loft conversion with 2 dormer windows and 1 conservation rooflight to front and 2 dormer windows to rear roofslope for Mr M Keane.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved

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7. 12/2167/LBC ALPC meeting 19/12/2012  
Home Park Lock 70 Station Footpath Home Park Mill Kings Langley Hertfordshire -  
Listed Building Consent: Replacement lock gates for Canal And River Trust.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
8. 12/2229/ADV ALPC meeting 19/12/2012  
Kings House Business Centre Station Road Kings Langley Hertfordshire WD4 8LZ -  
Advertisement Consent: Installation of wall mounted advertisement to side of  
building and free standing advertisement within soft landscaping at entrance for  
Kings House Management UK Ltd.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
9. 12/2310/RSP ALPC meeting 09/01/2013  
57 High Street Bedmond Abbots Langley WD5 0QP - Retention of ATM installed  
through the glazed shop front and replacing part of the existing glazing with a  
white laminate finished composite security panel incorporating the ATM fascia  
with black bezel surround and illuminated red 'cash' sign for Notemachine.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
10. 12/2311/ADV ALPC meeting 09/01/2013  
57 High Street Bedmond Abbots Langley WD5 0QP - Advertisement Consent:  
Retrospective: Integral illumination and screen to the ATM fascia and internally  
illuminated red 'cash' sign above the ATM fascia for Notemachine.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
11. 12/2335/FUL ALPC meeting 09/01/2013  
11 Ash Close Abbots Langley Hertfordshire WD5 0DN - First floor side extension  
with additional dormer window and extension of hardstanding to driveway for Mr  
Darren Hailstone.  
**ALPC Comment:** Members note the boundary dispute but this is not a planning  
issue and have no objection to the application.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 13<sup>th</sup> February 2013

#### Appendix B1

1. **13/0057/RSP** Valid date: 14/01/2013  
17 Oak Green Way Abbots Langley Hertfordshire WD5 0PJ - Retrospective: Two storey extension to side with single storey extension to front for Mr P Otum.
  
2. **13/0103/HCR3** Valid date: 16/01/2013  
Breakspeare School Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BU - Herts County Regulation 3 Application: Retention of existing modular classroom for Ms J Nixon.
  
3. **13/0083/FUL** Valid date: 16/01/2013  
16 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0EB - Single storey side and front extension for Mr Taylor.
  
4. **13/0110/RSP** Valid date: 23/01/2013  
Warner Bros. Studios Leavesden Warner Drive Leavesden Watford Hertfordshire WD25 7LP - Part Retrospective: Temporary consent (minimum of 6 months) for construction / retention of exterior filming tank and associated storage of spoil for Warner Bros Studios Leavesden.
  
5. **13/0119/FUL** Valid date: 21/01/2013  
Wheat Cottage 5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr And Mrs D Zwaig.
  
6. **13/0120/LBC** Valid date: 21/01/2013  
Wheat Cottage 5 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Listed Building Consent: Single storey rear extension for Mr And Mrs D Zwaig.
  
7. **12/2381/FUL** Valid date: 25/01/2013  
84 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing dwelling and erection of 2 new detached dwellings for Mr P Dennett.
  
8. **13/0062/FUL** Valid date: 25/01/2013  
The Old Fire Station The Crescent Abbots Langley Hertfordshire - Demolition of old firestation/workshop and erection of single storey office building for KMG.
  
9. **13/0147/CAC** Valid date: 25/01/2013  
The Old Fire Station The Crescent Abbots Langley Hertfordshire - Conservation Area Consent: Demolition of old firestation/workshop for KMG.

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10. 13/0097/ADV Valid date: 25/01/2013  
Lloyds TSB Bank Plc 63 High Street Abbots Langley Hertfordshire WD5 0AE - Advertisement Consent: Installation of internally illuminated fascia sign, internally illuminated projecting sign, non-illuminated stainless steel letters, illuminated ATM surround, reverse applied vinyl, non-illuminated car park sign and non-illuminated car park signage for Lloyds Banking Group.
11. 13/0085/FUL Valid date: 28/01/2013  
14 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HB - Single storey rear extension for Watford Community Housing Trust.
12. 13/0131/FUL Valid date: 28/01/2013  
4 Pryor Close Abbots Langley Hertfordshire WD5 0NA - Single storey front and rear extensions for Mr And Mrs David Ebden.
13. 13/0046/OUT Valid date: 29/01/2013  
Land At Cayford House (Eric Shepherd Unit) And Sunnyside And Crossways Woodside Road Abbots Langley Hertfordshire WD5 0HT - Outline Application: Demolition of Crossways and Eric Shepherd Unit and redevelopment to provide 12 houses and 8 affordable flats with associated access (appearance, landscaping, layout and scale reserved - resubmission of 12/1446/OUT) for Hertfordshire Partnership NHS Foundation Trust.
14. 12/2204/FUL Valid date: 29/01/2013  
7 High Street Abbots Langley Hertfordshire WD5 0AA - Replacement conservatory and replacement of wooden window frames with uPVC frames for Ms A Hobbs.
15. 12/2321/LBC Valid date: 29/01/2013  
7 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Replacement conservatory and replacement of wooden window frames with uPVC frames for Ms A Hobbs.
16. 13/0166/FUL Valid date: 30/01/2013  
23 The Crescent Abbots Langley Hertfordshire WD5 0DR - Part single, part two storey side extension and single storey front extension for Mrs Sandra Mash.
17. 13/0173/FUL Valid date: 30/01/2013  
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Proposed conversion of existing garage/outbuilding into new residential annexe for Mr Cliff Phillips.
18. 13/0165/FUL Valid date: 30/01/2013  
180 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Single storey side and rear extensions, internal alterations and extended patio to rear for Mr Simon Meacock.

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**19. 13/0002/FUL**

Valid date: 04/02/2013

7 Shafford Cottages Lower Road Nash Mills Hemel Hempstead Hertfordshire HP3  
8RT - Creation of dropped kerb and removal of a three post metal railing blocking  
access to the front of the property for Ms Vanessa Hill.

**20. 13/0063/CLED**

Valid date: 04/02/2013

St. Pauls Hall 20 Bridge Road Hunton Bridge Kings Langley WD4 8RE - Certificate of  
Lawfulness Existing Use - Use of ground floor as Class B1 (office) use and first floor  
as Class C3 (residential) flat for M Evans.