

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

20<sup>th</sup> February 2014

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 26<sup>th</sup> February 2014 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 20<sup>th</sup> February 2014.

**7. Consultations**

To consider if the committee, on behalf of the Parish Council, wishes to respond to the following consultations.

i. Conservation Area

To consider the draft Abbots Langley Conservation Area Appraisal from Three Rivers District Council. Documents can be viewed on the Council's website or during normal office hours at the District Council Offices in Rickmansworth, Abbots Langley Parish Council Office and Abbots Langley Library.

ii. Three Rivers Local Plan - Site Allocations - Modifications

To consider the proposed modifications to the Site Allocations Local Development Document. Three Rivers District Council has published for consultation:- Schedule of Main Modifications; Sustainability Appraisal Addendum and Schedule of Additional Modifications, all of which can be viewed on the Council's website at [www.threerivers.gov.uk](http://www.threerivers.gov.uk) and at TRDC Council Offices and Public Libraries in the district during normal opening hours. Representations must be received by 5pm on Tuesday 18<sup>th</sup> March 2014.

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iii. Three Rivers District Council's Draft Gypsy, Traveller and Travelling Showpeople Local Development Document

To consider the updated version of the above document and the suitability of sites. The documents are available to view on the Council's website, at TRDC Council Offices and at Abbots Langley Library during normal opening hours. Representations must be received by 5pm on 7<sup>th</sup> March 2014.

**8. Hertfordshire County Council**

i. South Way to Gypsy Lane Cycle Facilities

To consider the latest reply from Hertfordshire Highways with regard to the Committee's concerns about the safety issues at the crossing point on the A41.

ii. Great Westwood Quarry, Fir Hill, Chandlers Cross, Herts.

To consider the proposed variations of planning permission 8/0874-11 with regard to the above site and the increase in time period to complete the restoration by one year. Any comments to be made by 10<sup>th</sup> March 2014. Documents can be viewed at [www.hertsdirect.org/planning](http://www.hertsdirect.org/planning) where comments can also be submitted.

**9. Highways and Transport Matters**

i. Bus Stop Upgrades

To consider the proposals by the County Council to improve bus stop facilities on Langley Lane close to Hill Farm Avenue, Abbots Langley.

ii. Temporary Road Closures

To note the temporary closing of that length of Water Lane, Kings Langley from its junction with Waterside north eastwards to its junction with Station Road, to enable highways maintenance works to take place. The road will be closed for approximately 5 days during 3<sup>rd</sup> March and 3<sup>rd</sup> September 2014.

**10. Three Rivers HCC Highways Liaison Meeting**

To consider if any member of the committee will represent the Parish Council at the next Highways Liaison Meeting on Tuesday 8<sup>th</sup> April 2014 at 6.30 pm in the Penn Chamber at Three Rivers House, Rickmansworth.

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 26<sup>th</sup> February 2014

#### Appendix A1

1. 13/2228/FUL ALPC meeting 18/12/2013  
14 Griffon Way Leavesden Watford Hertfordshire WD25 7GE - Single storey rear extension and conversion of garage into habitable accommodation for Mrs Debra Groves.  
**ALPC Comment:** No objection but Members regret the loss of the garage particularly on this very congested estate.  
**TRDC Decision:** Approved
2. 13/2195/FUL ALPC meeting 15/01/2014  
182 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Erection of two storey front, side and rear extension with internal alterations for Mr Neil Hickey.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved
3. 13/2258/FUL ALPC meeting 15/01/2014  
Kenwood Farm Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8RY - Replacement light industrial building to be used as vehicle workshop for Mr Terry Kenealy.  
**ALPC Comment:** Members have no objections providing the conditions requested by the Environment Agency regarding trade effluent are implemented.  
**TRDC Decision:** Approved with conditions-see TRDC website, planning on line, for full details.
4. 13/2164/CLED ALPC meeting 15/01/2014  
The Old Mill Cottage Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8QZ - Certificate of Lawfulness Existing Use: Use as an independant residential dwelling for Mr David Scott.  
**ALPC Comment:** Members note this application and hope the applicant can provide sufficient information to substantiate its use as a residence for the qualifying period.  
**TRDC Decision:** Refused  
**Reason:** The Council is not satisfied on a balance of probability that (1) there has been a material change of use of the building to its use as a single dwellinghouse and (2) even if it were accepted that such a material change of use has occurred, that this breach of planning control occurred continuously and without significant break or interruption for a 4 year period of time preceding the application and that this use was lawful on the date of the application in accordance with section 191. See TRDC website, planning on line, for full details.
5. 13/2256/FUL ALPC meeting 15/01/2014  
Land Between Langleybury Lane And Old House Lane Langleybury Lane Langleybury Hertfordshire - Use of land for the stationing of caravans for residential purposes for 3 no. gypsy pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use. for Mr Jimmy Cash.  
**ALPC Comment:** Members object to the increase in pitches on this site within the green belt and request that the application is referred to full committee for consideration.

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TRDC Decision: Approved with conditions-see TRDC website, planning on line, for full details.

6. 13/2218/FUL

ALPC meeting 15/01/2014

89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension, first floor side bay window projection and erection of raised terrace to rear for Mr R Coulson.

ALPC Comment: No objection.

TRDC Decision: Approved

7. 13/2267/FUL

ALPC meeting 15/01/2014

Ruslings Hamilton Road Hunton Bridge Kings Langley WD4 8PZ - Single storey front extension. Alteration to roof including raising of ridge, front dormers and lifting of side and rear walls to create first floor accommodation. for Mr & Mrs S Pattison.

ALPC Comment: No objection.

TRDC Decision: Approved

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Planning applications to be considered on 26<sup>th</sup> February 2014

Appendix B1

1. 14/0136/FUL Valid date: 03/02/2014  
Street Record Boundary Way Abbots Langley Hertfordshire - Installation of external wall insulation to flats for Yorkshire Energy Partnership.
  
2. 14/0153/FUL Valid date: 04/02/2014  
128A Toms Lane Kings Langley Hertfordshire WD4 8NR - Single storey side and rear extension with carport, loft conversion with increase in ridge height and extension to roof to rear over existing single storey rear extension to create first floor accommodation served by dormers and rooflights and new front porch for Mr C Corcoran.
  
3. 14/0161/FUL Valid date: 04/02/2014  
16 Church Hill Bedmond Abbots Langley Hertfordshire WD5 ORN - Two storey rear extension and alterations to frontage to create two parking spaces and creation of vehicular access for Mr And Mrs R Harman.
  
4. 14/0205/ADV Valid date: 07/02/2014  
Tesco Stores 11 College Road Abbots Langley Hertfordshire WD5 0BT - Advertisement Consent: Rebranding of Tesco Express retail store to include internally and externally illuminated signs for Tesco Stores Limited.
  
5. 14/0109/FUL Valid date: 06/02/2014  
Land Rear of 8 Austin Villas Woodside Road Abbots Langley Hertfordshire - Demolition of existing garage blocks and construction of two detached three bedroom dwellings with associated parking and landscaping for Audrey Balderstone.
  
6. 14/0040/RSP Valid date: 10/02/2014  
8 Woodlands Road Nash Mills Hemel Hempstead HP3 8RZ - Part Retrospective: Conversion of existing garage into habitable accommodation and alterations to roof for Mr G Johnson.
  
7. 14/0221/FUL Valid date: 13/02/2014  
16 Greenways Abbots Langley Hertfordshire WD5 0EU - Demolition of existing dwelling and outbuildings and construction of replacement two storey dwelling with accommodation within roofspace for Mr Simon Ryder.
  
8. 14/0280/FUL Valid date: 14/02/2014  
23 The Crescent Abbots Langley Hertfordshire WD5 0DR - Demolition of existing rear conservatory and construction of two storey side extension, first floor side and rear extension and single storey front and rear extensions for Mrs S Mash.

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9. 14/0281/FUL

Valid date: 14/02/2014

30 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Single storey side and rear extension and construction of roof canopy to front elevation. for Mr D Kelly.

10. 14/0223/LBC

Valid date: 17/02/2014

4 Kingsfield Cottages Old Trowley Abbots Langley Hertfordshire WD5 0LH - Listed Building Consent: Single storey rear extension, internal alterations and extension to patio for Ms Marianne Richards.

11. 14/0229/LBC

Valid date: 17/02/2014

15 High Street Abbots Langley Hertfordshire WD5 0AA - Listed Building Consent: Internal alterations to include re-location of non-load bearing internal wall for Mr Arnold Davis.