

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

3rd April 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 9th April 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 confirm Members attendance at the above meetings. Forthcoming dates:- 24th April and 22nd May 2014.
7. **Replacement Bus Shelter - Tibbs Hill Road**
To consider the proposal for the replacement of the old wooden shelter on Tibbs Hill Road.
8. **Highways and Transport Matters**
To note the following temporary road closures and waiting restrictions within the Parish:
 - i. Harthall Lane from its junction with Railway Terrace north eastwards to its junction with Bedmond Road. The road will be closed for approximately 19 days during the period 28th April and 16th May 2014, when signs are in place, to enable railway bridge improvement works to take place.
 - ii. Roman Gardens from its junction with Station Road for its entire length. The road will be closed for approximately 7 days during the period 7th April and 7th October 2014, when signs are in place, for highways maintenance works.
 - iii. The following sections of roads will be closed for approximately 7 days during the period 21st April and 21st October 2014, for highways maintenance works.

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- a. Hazelwood Lane from its junction with Gallows Hill Lane to its junction with Upper Highway.
- b. Upper Highway from its junction with Gallows Hill to its junction with Hunton Bridge Hill.
- c. Long Elms - entire length.
- d. Summerhouse Way - entire length.
- e. The Graylings - entire length.
- f. Ridgehurst Avenue, Abbots Langley/Watford - entire length.

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Planning applications decided by Three Rivers District Council Reported on 9th April 2014

Appendix A1

1. 14/0011/FUL ALPC meeting 05/02/2014
5 St Lawrence Close Abbots Langley Hertfordshire WD5 0AU - Demolition of existing conservatory and erection of single storey rear extension, single storey front infill extension, conversion of garage into habitable accommodation and alterations to fenestration for Mr D Rogers.
ALPC Comment: Members have no objection to the rear extension, however, as the property falls within the conservation area they do have concerns that the front infill would detract from the appearance of the whole block of four houses, but as some alterations have already been made to other properties, there are no real grounds for objection.
TRDC Decision: Approved
2. 14/0089/FUL ALPC meeting 05/02/2014
21 Broomfield Rise Abbots Langley Hertfordshire WD5 0HJ - Single storey side and front extension with storm porch to front for Mr J Mundy.
ALPC Comment: No objection.
TRDC Decision: Approved
3. 14/0110/FUL ALPC meeting 05/02/2014
Barn Rose Acre Barn Bedmond Road Pimlico Hertfordshire - Conversion of existing barn to dwellinghouse with single storey side extension, landscaping, parking and associated works for Countryfile Limited.
ALPC Comment: Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.
TRDC Decision: Approved with conditions - see TRDC website for full details
4. 14/0096/FUL ALPC meeting 05/02/2014
4 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Two storey and single storey rear extension and conversion of garage to living accommodation to include front bay window for Mr C Halcomb.
ALPC Comment: No objection but members expressed concerns about the loss of the garage.
TRDC Decision: Approved
5. 14/0099/FUL ALPC meeting 05/02/2014
17 Manor House Gardens Abbots Langley Hertfordshire WD5 0DH - Single storey front extension, alterations to roof of existing side extension and conversion of garage into habitable accommodation for Mr J Blowey.
ALPC Comment: Members are concerned about the possible loss of light to the neighbouring property and regret the loss of the garage.
TRDC Decision: Approved
6. 14/0133/FUL ALPC meeting 05/02/2014
19 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - First floor side extension and part single storey and part two storey rear extension for Mr Stephen Brooks.

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ALPC Comment: Members note this application is within the green belt but have no objections providing there is a condition that it is used solely as a private residence.

TRDC Decision: Approved

7. 14/0136/FUL ALPC meeting 26/02/2014
Street Record Boundary Way Abbots Langley Hertfordshire - Installation of external wall insulation to flats for Yorkshire Energy Partnership.
ALPC Comment: No objection.
TRDC Decision: Approved
8. 14/0153/FUL ALPC meeting 26/02/2014
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.
ALPC Comment: Members considered that the proposal would be disproportionate in scale to the original dwelling and result in a dominant and obtrusive development in the green belt.
TRDC Decision: Refused
Reason: The proposed loft conversion, including the significant raise in eaves and roof height, dormer windows and the extension of the roof over the existing single storey rear extension would by reason of its scale, bulk and massing lead to a dominant and obtrusive form of development to the detriment of the open character and appearance of the Metropolitan Green Belt and application site. Furthermore, the size and scale of the development combined with the existing extensions would result in a development disproportionate in size to the original dwelling resulting in an inappropriate form of development in the Green Belt. No very special circumstances exist to outweigh this harm. The proposed development would be contrary to Policy CP11 of the Core Strategy (adopted Oct 2011), Policy DM2 of the Development Management Policies LDD (adopted Jul 2013) and Supplementary Planning Guidance Extensions to Dwellings in the Green Belt (adopted 26 Apr 2004).
9. 14/0161/FUL ALPC meeting 26/02/2014
16 Church Hill Bedmond Abbots Langley Hertfordshire WD5 0RN - Two storey rear extension and alterations to frontage to create two parking spaces and creation of vehicular access for Mr and Mrs R Harman.
ALPC Comment: No objection but members request that the parking area is constructed using permeable material.
TRDC Decision: Withdrawn
10. 14/0205/ADV ALPC meeting 26/02/2014
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.
ALPC Comment: No objection.
TRDC Decision: Approved
11. 14/0040/RSP ALPC meeting 26/02/2014
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.

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ALPC Comment: No objection but members regret the loss of the garage.

TRDC Decision: Approved

12. 14/0280/FUL

ALPC meeting 26/02/2014

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.

ALPC Comment: No objection.

TRDC Decision: Approved

13. 14/0229/LBC

ALPC meeting 26/02/2014

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.

ALPC Comment: No objection.

TRDC Decision: Approved

14. 14/0236/FUL

ALPC meeting 19/03/2014

Parish Council Depot High Street Abbots Langley Hertfordshire - Installation of portacabin to be used as a small office and mess room for employees for Abbots Langley Parish Council.

ALPC Comment: Noted.

TRDC Decision: Approved

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Planning applications to be considered on 9th April 2014

Appendix B1

1. 14/0417/FUL Valid date: 13/03/2014
85 Breakspeare Road Abbots Langley Hertfordshire WD5 0ER - Two storey and first floor rear extensions and single storey rear extension for Miss Colleen Andrews.

2. 14/0356/FUL Valid date: 14/03/2014
47 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Single storey rear/side extension for Mr Williams.

3. 14/0467/RSP Valid date: 12/03/2014
16 Dowding Way Leavesden Watford Hertfordshire WD25 7GA - Retrospective application: Conversion of existing garage to habitable accommodation for Mr James St Clair.

4. 14/0420/FUL Valid date: 07/03/2014
Development Site At Junction With Langley Lane And Aerodrome Way South Way Abbots Langley Hertfordshire - Installation of new shop front, including new auto sliding door & ATM, installation of new louvre to plant room to rear elevation and 2 satellite dishes to roof (Co-Op Supermarket) for Co-operative Group.

5. 14/0465/ADV Valid date: 14/03/2014
Leavesden Pharmacy 14 College Road Abbots Langley Hertfordshire WD5 0BT - Advertisement Consent: Installation of externally illuminated fascia sign for Leavesden Pharmacy.

6. 14/0464/FUL Valid date: 17/03/2014
Leavesden Pharmacy 14 College Road Abbots Langley Hertfordshire WD5 0BT - Installation of a new shopfront with automatic sliding doors and electric shutter, installation of a new externally illuminated sign fascia for Leavesden Pharmacy.

7. 14/0524/PDN Valid date: 19/03/2014
Railway Bridge at Harthall Lane Kings Langley Hertfordshire - Permitted Development Notice: Application for Prior Approval under Part 11 of the Town and Country Planning (Permitted Development) Order 1995. Installation of collision protection beams to rail bridge for Network Rail.

8. 14/0318/FUL Valid date: 18/03/2014
6 Long Elms Close Abbots Langley Hertfordshire WD5 0PB - First floor front dormer window for Miss Lorna O'Neill.

9. 14/0526/FUL Valid date: 21/03/2014
89 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear extension to include basement extension, first floor side bay window projection and raised terrace to rear for Mr R Coulson.

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10. 14/0544/FUL

Valid date: 21/03/2014

178 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Two storey and single storey side/rear extension, first floor rear extensions, single storey front extensions and alterations for Mr M Bromfield.

11. 14/0446/FUL

Valid date: 25/03/2014

1 Sunderland Grove Leavesden Watford WD25 7GL - Single storey side and rear extension for Mr David Watts.

12. 14/0470/FUL

Valid date: 26/03/2014

9 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - Two storey side extension for Mr M Cooper.