

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

23rd October 2014

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Derryck Croker, Gloria Keaveny, Angela Laval, David Major (Chairman), Owen Roe (Vice-Chairman).

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 29th October 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**
 - i. To receive a report on the meeting held on 16th October 2014.
 - ii. To confirm Members attendance at the above meetings - forthcoming dates: - 20th November and 11th December 2014.
7. **Future Projects**
With the nearing completion of the replacement of the old notice boards within the parish, to consider possible projects/priorities for the current year.
8. **Highways and Transport Matters**
 - i. To note the following temporary road closure within the Parish:
High Street, Abbots Langley from its junction with St Lawrence Close southwards and south westwards to its junction with Langley Road, to enable highways maintenance works to take place. The section of road will be closed and temporary waiting restrictions in place

Abbots Langley Parish Council

for approximately 3 days during the period 21st to 24th November 2014, when signs are in place.

- ii. To note the proposal to install road humps and pedestrian crossings in various roads within Abbotswood Park, Abbots Langley:- Bateson Drive, Burbridge Road, Cunningham Way, Rosemarie Close, Braham Crescent, Ivy Close, Offord Grove and South Way.

9. Appeals

To note the following appeals to the Secretary of State against refusal of planning permission:-

- i. 14/0920/FUL - Waterdale House, Chequers Lane - Insertion of dormer window within the eastern roofslope of stable block. Appeal ref: APP/P1940/D/14/2226088.
- ii. 14/1196/FUL - 16 Church Hill, Bedmond - Alterations to frontage to create parking spaces and creation of vehicular access. Appeal ref: APP/P1940/D/14/2225895.
- iii. 14/1269/FUL - 18 Hilltop Road, Kings Langley - Alterations to roof to include extension to rear and side to allow first floor accommodation served by rooflights to front and rear and erection of canopy to front elevation. Appeal ref: APP/P1940/D/14/2226388.

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 29th October 2014

Appendix A1

1. 14/1486/RSP ALPC meeting 27/08/2014
Highwood Equestrian Highwoodhall Lane Pimlico Hertfordshire - Retrospective:
Change of use to livery yard for Mrs Lynne Cooper.
ALPC Comment: Members note the change of use falls within the green belt and have concerns about the increase in traffic and access onto Bedmond Road.
TRDC Decision: Approved
2. 14/1501/RSP ALPC meeting 27/08/2014
Brandon Frost Ltd, Beck House 70B Station Road Kings Langley Hertfordshire WD4 8LB - Part Retrospective: Demolition of existing two storey office and construction of new single storey office building, installation of new electric gate and side pedestrian access, resurfacing of the drive and removal of two existing garages for Mr Anthony Moss.
ALPC Comment: No objections providing the S106 agreement is complete and the additional condition regarding lighting is added.
TRDC Decision: Approved
3. 14/1592/FUL ALPC meeting 17/09/2014
33 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DB - Demolition of existing garage and construction of two storey side and rear extension with Juliet balcony and single storey rear extension for Mr Colin Knowler.
ALPC Comment: No objections.
TRDC Decision: Approved
4. 14/1643/FUL ALPC meeting 17/09/2014
117A Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Single storey rear extension and internal alterations for Mr John Henderson.
ALPC Comment: No objections.
TRDC Decision: Approved
5. 14/1637/FUL ALPC meeting 17/09/2014
31 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Single storey rear extension for Mrs J M Marsh.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 14/1652/FUL ALPC meeting 17/09/2014
84C Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BY - Conversion of garage to habitable accommodation for Mrs Elizabeth Stephenson.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 14/1554/FUL ALPC meeting 17/09/2014
15 Long Elms Close Abbots Langley Hertfordshire WD5 0PB - Single storey front extension and front dormer and part two storey and part single storey rear extension for Mr P Richard.
ALPC Comment: No objections. Members feel there could be party wall issues.
TRDC Decision: Refused

Abbots Langley Parish Council

Reason: The proposed part two storey and part single storey rear extension, by reason of its height, depth, design and siting in close proximity to the south west boundary, would result in overdevelopment of the site and create an overbearing, oppressive and un-neighbourly form of development which would result in unacceptable loss of light to the habitable rooms and amenity space provision of No.14 Long Elms Close. The proposed development would therefore be detrimental to the residential amenity of the occupiers of No.14 Long Elms Close contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8. 14/1715/FUL

ALPC meeting 17/09/2014

98 Toms Lane Kings Langley Hertfordshire WD4 8NL - Single storey front infill extension, single storey rear extensions and alterations to roof to include rear dormer and insertion of rooflights within side elevations and extension to raised patio for Mrs Louise Hammond.

ALPC Comment: Members feel this is overdevelopment within the green belt.

TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications to be considered on 29th October 2014

Appendix B1

1. 14/1842/FUL Valid date: 01/10/2014
45 The Maltings Hunton Bridge Kings Langley WD4 8QL - Single storey front extension and conversion of garage into habitable accommodation for Mr Bambos Zandes.
2. 14/1786/RSP Valid date: 02/10/2014
34 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Retrospective: Single storey side and rear extension for Mr David Conroy.
3. 14/1841/FUL Valid date: 02/10/2014
176 Abbots Road Abbots Langley Hertfordshire WD5 0BL - First floor side extension and single storey rear extension for Mr Martin Coyle.
4. 14/1894/FUL Valid date: 01/10/2014
Land Adjacent: 35 Hunters Lane Leavesden Watford Hertfordshire WD25 7BA - Erection of detached 3 bedroom dwelling with associated access, driveway and landscaping and alterations to existing dwelling including demolition of attached garage for Mr & Mrs Corcoran.
5. 14/1880/FUL Valid date: 06/10/2014
41 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Loft conversion including rear dormer with Juliet balcony and front rooflights for Mr Tejendra Patel, Archian Ltd.
6. 14/1882/FUL Valid date: 01/10/2014
Shire Cottage Dairy Way Abbots Langley Hertfordshire WD5 0QJ - Loft conversion including extension to roof, insertion of dormers and change of roof from thatch roof to tiles for Mr Tony Walshe.
7. 14/1848/ADV Valid date: 02/10/2014
Unit 3 Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Watford Hertfordshire WD25 7SA - Development Consent: Erection of internally illuminated totem sign at entrance for Hill Farm Avenue Ltd.
8. 14/1904/FUL Valid date: 07/10/2014
Unit 3 Hill Farm Industrial Estate Hill Farm Avenue Abbots Langley Watford Hertfordshire WD25 7SA - Alteration to site access, extension to hardstanding to provide additional parking, erection of new fence along northern boundary and insertion of gate, bollards and new signage at entrance for Hillfarm Avenue Ltd.
9. 14/1798/FUL Valid date: 07/10/2014
St Lawrences Church High Street Abbots Langley Hertfordshire - Single storey side extension to provide meeting room, coffee point & WC facilities with level access for wheelchair users for St Lawrence Church.

Abbots Langley Parish Council

10. 14/1799/LBC Valid date: 07/10/2014
St Lawrences Church High Street Abbots Langley Hertfordshire - Listed Building
Consent: Single storey side extension to provide meeting room, coffee point & WC facilities with level access for wheelchair users for St Lawrence Church.
11. 14/1974/FUL Valid date: 09/10/2014
10 Abbots Road Abbots Langley Hertfordshire WD5 0AZ - Demolition of existing garage and erection of detached garage with accommodation within roofspace for Mr E Buckwald.
12. 14/1864/FUL Valid date: 08/10/2014
11 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Single storey rear extension for Mr J Connare.
13. 14/1973/FUL Valid date: 09/10/2014
178 Abbots Road Abbots Langley Hertfordshire WD5 0BL - Demolition of existing garage and construction of two storey and single storey side/rear extension, first floor rear extension, single storey front extension and alterations for Mr M Broomfield.
14. 14/1972/FUL Valid date: 13/10/2014
147 Abbots Road Abbots Langley Hertfordshire WD5 0BJ - Demolition of existing attached garage and construction of two storey side extension, single storey side and rear extension, loft conversion including increase in ridge height, extension to roof to create crown roof, rear dormer, rooflights to front and side and extension to raised patio to rear for Mr & Mrs Cousins.
15. 14/1854/FUL Valid date: 10/10/2014
83 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Demolition of existing fire damaged garage and construction of replacement building to rear of dwelling with basement level and to include habitable accommodation for Mr Christian Weavers.
16. 14/1918/FUL Valid date: 13/10/2014
44 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Two storey side and rear extension for Mr D Stowe.
17. 14/1989/FUL Valid date: 10/10/2014
17 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Two storey side and rear extension with front dormer, single storey side and rear extension and front infill extension to porch for Mr S Connor.
18. 14/2014/FUL Valid date: 14/10/2014
2 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey rear extension for Mr Alan Graham.

Abbots Langley Parish Council

19. 14/2032/FUL

Valid date: 15/10/2014

46 Abbots Road Abbots Langley Hertfordshire WD5 0BG - Conversion of garage to habitable accommodation, construction of single storey front porch extension and alterations to fenestration for Mr & Mrs Plumb.

20. 14/2004/FUL

Valid date: 16/10/2014

67A Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Demolition of existing side extension and construction of single storey rear extension and alterations to fenestration for Mr Steve Toms.