

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

18th November 2015

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, David Major (Chairman), Alex Michaels, Leslie Proctor, Owen Roe (Vice-Chairman).

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 25th November 2015 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. **To confirm the Minutes of the Meetings held on**
23rd September and 14th October 2015.
5. **Planning Decisions from Three Rivers District Council**
To receive a report of recent decisions as listed in Appendix A1.
6. **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.
7. **Three Rivers District Council - Planning Committee**
 - i. To receive a report on the meeting held on 19th November 2015.
 - ii. To confirm Members attendance at the above meeting on 10th December 2015.
8. **Notice Board at Abbotswood Park**
To consider the proposals for the new board.
9. **Budget 2016-2017**
To consider and finalise the budget proposals for which this committee has responsibility and projects for the year. (Min 226.)

10. Highways and Transport Matters

To note the Order under the Road Traffic Regulation Act 1984 to extend the 30mph restricted road status on part of Hyde Lane, Abbots Langley, from a point 42 metres north east of a point in line with the north east boundary of 17 Hyde Lane, to a point 95 metres north east of a point in line with the north east boundary of 19 Hyde Lane, a distance of approximately 110 metres. The Order will come into effect on Thursday 31st December 2015. Documents may be inspected from 13th November to 31st December 2015 during normal office hours at Three Rivers District Council and Abbots Langley Parish Council offices and also viewed at www.hertsdirect.org/trafficorders (under ref: TR/003/13).

11. Appeals

To note the following appeals against the refusal of planning permission:

- i. 15/0663/FUL - 39 Summerhouse Way, Abbots Langley - New detached dwelling with associated works. Appeal ref: APP/P1940/W/15/3132135.
- ii. 15/1408/FUL - 18 Hilltop Road, Kings Langley - Extension of roof and conversion of roof level to provide habitable accommodation including addition of front and rear rooflights and conversion of garage into habitable accommodation. Appeal ref: APP/P1940/D/15/3136905.
- iii. 14/2495/FUL - 18 Gallows Hill Lane, Abbots Langley - Demolition of 18 Gallows Hill Lane and construction of four detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access. Appeal ref: APP/P1940/W/15/3027445.

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Planning applications decided by Three Rivers District Council Reported on 25th November 2015

Appendix A1

1. 15/1841/FUL ALPC meeting 23/09/2015
34 Breakspeare Road Abbots Langley Hertfordshire WD5 0EP - Demolition of existing conservatory and construction of single storey rear extension for Mr Dan Szelazek.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 15/1831/FUL ALPC meeting 23/09/2015
61 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Two storey side and rear extension and single storey front and side extensions and extension to raised patio to rear for Mr Chris Slater.
ALPC Comment: No objections.
TRDC Decision: Approved
3. 15/1830/PDD ALPC meeting 23/09/2015
1A Langley Road Abbots Langley Hertfordshire WD5 0EH - Prior Approval: Change of use of building from storage (Class B8) and distribution to residential (Class C3) for Mr G Sewell.
ALPC Comment: Members feel they have no grounds to object.
TRDC Decision: Approved
4. 15/1772/FUL ALPC meeting 14/10/2015
19 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey rear extension for Mr and Mrs Watts.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed development when viewed in connection with the previous extensions would result in a disproportionate addition over and above the original building and by reason of its bulk and massing would lead to an increase to the prominence of the building within the Green Belt. No very special circumstances exist to outweigh the harm of the development by virtue of the disproportionate addition to the Green Belt. The proposal would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.
5. 15/1788/LBC ALPC meeting 14/10/2015
Mansion House Farm, 1 Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Listed Building Consent: Replacement windows and doors for Mr Philip Stanbury.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: The proposed replacement windows and doors would result in the loss of original features. No exceptional circumstances for the removal and replacement of these features of special architectural interest have been demonstrated. The proposal would result in substantial harm to, and would fail to conserve or enhance, the Grade II Listed Building. As such, the proposed development is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

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Planning applications to be considered on 25th November 2015

Appendix B1

1. **15/1998/FUL** Valid date: 29/10/2015
8 Wander Wharf Kings Langley Hertfordshire WD4 8SL - Replacement windows and doors within rear elevation for Mrs S Selby.

2. **15/2203/FUL** Valid date: 02/11/2015
57 Langley Lane Abbots Langley Hertfordshire WD5 0LX - Replacement outbuilding for use as residential annexe for Mr Clifford Phillips.

3. **15/2139/FUL** Valid date: 02/11/2015
67 Summerhouse Way Abbots Langley Hertfordshire WD5 0DX - Single storey rear extension, raised terrace to rear and alterations to fenestration for Ms F Siddiqui-Charlick.

4. **15/2160/FUL** Valid date: 03/11/2015
23 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Demolition of conservatory and erection of single storey rear extension for Mr and Mrs Quick.

5. **15/2106/FUL** Valid date: 30/10/2015
20 Hazelbury Avenue Abbots Langley Hertfordshire WD5 0DF - Conversion of garage into habitable accommodation, front porch and alterations to fenestration for Mr Andrew Griffin.

6. **15/2229/PDNT** Valid date: 03/11/2015
Land At Gypsy Lane Langleybury Kings Langley WD4 8PS Gypsy Lane Hunton Bridge Hertfordshire - Permitted Development Notice Telecommunications: Replacement 15m high mast with associated works for EE Ltd And Hutchinson 3G UK Ltd.

7. **15/1872/FUL** Valid date: 03/11/2015
Parkview Bucknalls Close Garston Hertfordshire WD25 9NF - Demolition of 8 and 8a Bucknalls Close and extension of Parkview to provide 6 Houses of Multiple Occupation (HMOs) and increased accommodation to existing flats for Cobalt Property Management.

8. **15/2208/RSP** Valid date: 09/11/2015
58 Trowley Rise Abbots Langley Hertfordshire WD5 0LW - Part Retrospective: Single storey side extension for Miss K Marshall.

9. **15/2262/FUL** Valid date: 12/11/2015
71 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Single storey front and side extension for Mrs Baughan.

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10. 15/2165/CLED

Valid date: 10/11/2015

Bedmond Hill House Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SF - Certificate of Lawfulness Existing Use: Sui Generis use of site for trading of hard woods, plants, trees and fruit trees, fire woods, chippings and mulch, sown wood posts and planks, home made produce, honey, jam, marmalade, dry fruits and wines for Mr Claudio Guglielmucci.

11. 15/2269/FUL

Valid date: 13/11/2015

Trotsdem Chequers Lane Abbots Langley Watford Hertfordshire WD25 0GW - The formation of a vehicular field access off Chequers Lane to serve both the agricultural land and Trotsdem and stopping up of existing access serving Trotsdem for Mr And Mrs Surridge.