

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

14<sup>th</sup> July 2016

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 20<sup>th</sup> July 2016 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**  
18<sup>th</sup> May, 8<sup>th</sup> and 29<sup>th</sup> June 2016.
5. **Planning Decisions from Three Rivers District Council**  
To note the 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**  
To receive a report on the meeting held on 30<sup>th</sup> June 2016.
8. **Consultations**  
To consider if the committee, on behalf of the Parish Council, wishes to respond to the consultation by Hertfordshire County Council, regarding an application for a Modification Order to amend the Definitive Map of Public Rights of Way in the Pimlico area, near Leverstock Green. The application relates to a route from Abbots Langley Footpath 7, on the east side of Bedmond Road, continuing on to St Michael Rural Footpath 14. For full details contact HCC on 01992 555279 quoting STA/61.
9. **Highways and Transport Matters**  
To note the following temporary road closures within the Parish:

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- i. Chequers Lane, Abbots Langley from 20<sup>th</sup> July 2016 for a period of up to 18 months, but only at the times indicated by signs on or near the road, in order for utility service works to be carried out.
- ii. Toms Lane, Kings Langley from 4<sup>th</sup> August 2016 for a period of up to 18 months, but only at the times indicated by signs on or near the road, in order for utility service works to be carried out.

### 10. Bedmond Notice Board

To consider the current location of the Parish Council's notice board by the shops and bus stop in High Street, Bedmond.

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### Planning applications decided by Three Rivers District Council Reported on 20<sup>th</sup> July 2016

#### Appendix A1

1. 16/0913/FUL ALPC meeting 18/05/2016  
10 Follett Drive Abbots Langley WD5 0LP - Single storey front, side and rear extension for Mr and Mrs Alex Stewart.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. 16/0899/FUL ALPC meeting 18/05/2016  
Unit 3 Monaco Works Station Road Kings Langley WD4 8LQ - First floor extension to create office accommodation at first floor level for IFAM (UK) Ltd.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 16/0980/FUL ALPC meeting 18/05/2016  
23 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing single storey side extension and porch and construction of single storey rear extension and two storey side extension for Mr and Mrs Flack.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. 16/0973/ADV ALPC meeting 18/05/2016  
Home Park Works Station Road Kings Langley WD4 8LW - Advert Consent: Erection of two ISUZU signs at entrance to site for Oliver Landpower Limited.  
**ALPC Comment:** Members suggest that a smaller sign would be more appropriate within the green belt.  
**TRDC Decision:** Approved
5. 16/0993/LBC ALPC meeting 18/05/2016  
White Hart House Sergehill Lane Abbots Langley WD5 0RT - Listed Building Consent: Extension to basement level for Mr James Perris.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 16/0992/FUL ALPC meeting 18/05/2016  
White Hart House Sergehill Lane Abbots Langley WD5 0RT - Extension to basement level for Mr James Perris.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved  
**Reason:**
7. 16/0958/FUL ALPC meeting 18/05/2016  
Land Between Langleybury Lane and Old House Lane Langleybury Lane Langleybury WD4 8RW - Removal of Conditions 1 (Personal) and 3 (Temporary Period) of planning permission 13/2256/FUL (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] to allow use as a permanent site for 3 no. gypsy pitches for Green Planning Studio Ltd.  
**ALPC Comment:** Members object to this application for a permanent site on land within the green belt and feel that all the conditions of the previous approval -

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13/2256/FUL, should continue for a further period of 3 years. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

**TRDC Decision:** Permission Granted subject to conditions - See TRDC website for full details.

### 8. 16/0999/FUL

ALPC meeting 08/06/2016

Land at Gallows Hill Lane Opposite Hazelwood Lane Abbots Langley Hertfordshire - Removal of existing 8m high mast and erection of replacement 11.7m high mast, relocation of the existing lamp fixture, installation of a cabinet and associated development thereto for MBNL.

**ALPC Comment:** Members have concerns about the possible health effects (there being no proof that masts do not constitute a health risk) and the site's proximity to two primary schools. Also the increased visual impact of the mast and associated equipment.

**TRDC Decision:** Refused

**Reason:** The proposed telecommunications mast, by virtue of its excessive height and positioning on a highly visible amenity verge would prove to be a prominent, incongruous development that would be detrimental to the character and appearance of the area, contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM14 of the Development Management Policies document (adopted July 2013).

### 9. 16/0904/LBC

ALPC meeting 08/06/2016

3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed Building Consent: Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Andrew Greenwood.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed development by reason of its width, depth, height and design and the loss of historic fabric would be a disproportionate addition in relation to the host dwelling. It would therefore cause harm to the character of the Grade II Listed Building and group and would fail to conserve or enhance the heritage asset. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

### 10. 16/0855/FUL

ALPC meeting 08/06/2016

8 Fernhills Abbots Langley Kings Langley Hertfordshire WD4 8PT - Single storey front garage extension, rendering of dwelling and alterations to fenestration for Mr R Fewery.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

### 11. 16/1013/FUL

ALPC meeting 08/06/2016

116 Hazelwood Lane Abbots Langley Hertfordshire WD5 0HE - Two storey and single storey side extension and construction of single storey rear extension for Mr and Mrs Julius and Olusimbo Nuga.

**ALPC Comment:** Members object to the first floor of the side extension being only 1 metre from the neighbouring boundary and if approved there should be a 1.2 metre gap.

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**TRDC Decision:** Approved, following submission of new plans to reduce the size of the first floor side extension to create a 1.2 metre gap from the neighbouring boundary.

12. 16/1061/FUL

ALPC meeting 08/06/2016

3 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD -  
Demolition of existing single storey side extension and construction of single storey side and rear extension for Mr and Mrs Greenwood.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed development by reason of its width, depth, height and design and the loss of historic fabric would be a disproportionate addition in relation to the host dwelling. It would therefore cause harm to the character of the Grade II Listed Building and group and would fail to conserve or enhance the heritage asset. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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### Planning applications to be considered on 20<sup>th</sup> July 2016

#### Appendix B1

1. 16/1319/FUL Valid date: 23/06/2016  
47 Harlech Road Abbots Langley Hertfordshire WD5 0BD - Demolition of existing rear conservatory and construction of single storey rear extensions and loft conversion including rear dormer and rooflights for Mr Sean Musk.
2. 16/1183/FUL Valid date: 30/06/2016  
12 Old Mill Road Hunton Bridge WD4 8RH - Two storey side extension for Mrs Ann Pay.
3. 16/1348/FUL Valid date: 27/06/2016  
15 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Proposed single and double storey side extension and internal alterations. for Mrs A Garvey.
4. 16/1351/FUL Valid date: 05/07/2016  
Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Formation of an outdoor manege on existing paddock including minor associated land regrading works, formation of new track, erection of timber post and rail fence with gate and alterations to existing fence enclosure for Equitopia Ltd.
5. 16/1423/PDA Valid date: 05/07/2016  
Barn at Highland Farm Hyde Lane Nash Mills Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works for Mr Kennealy.