

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

20th April 2017

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, Jane Lay, 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 26<sup>th</sup> April 2017 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 note the 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. Consultations**

To consider appropriate names for the new development on the former garage site in Broomfield Rise, Abbots Langley (Planning application 16/0383/FUL) for Watford Community Housing Trust.

**7. Chequers Lane**

To receive an update. (Min. 404.)

**8. Appeals**

- i. To note that the appeal against Enforcement Notice 16/0037/ENFNOT - 1 Bridge Road, Hunton Bridge - unauthorised rendering to property, has been dismissed.
- ii. To note the date set by the Planning Inspectorate for the Informal Hearing on Land between Langleybury Lane and Old House Lane, Langleybury WD4 8RW - refusal of planning application 16/0958/FUL . The Informal Hearing will open on 24<sup>th</sup> May 2017 at Three Rivers House, Northway, Rickmansworth WD3 1RL starting at 10:00 am. (Min. 406.)

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### Planning applications decided by Three Rivers District Council Reported on 26<sup>th</sup> April 2017

#### Appendix A1

1. 16/2554/FUL ALPC meeting 11/01/2017  
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Studio parking deck to provide 2,150 additional parking spaces, bicycle store, security office, post room facilities and rearrangement of internal vehicular circulation for Mr David Bioni.  
**ALPC Comment:** Members object to this application for the studio parking deck which is far too high in relation to its close proximity with the houses in Offord Grove. There will be an unacceptable increase in traffic noise, exhaust fume pollution and congestion, with the properties suffering from a loss of light and overlooking. Members request that this application is referred to Three Rivers Planning Committee for consideration.  
**TRDC Decision:** Approved
2. 16/2532/FUL ALPC meeting 11/01/2017  
Heathview Harthall Lane Kings Langley HP3 8SE - Single storey rear extension, side dormer, hip to gable front extension, extension to porch roof and extension to raised patio for Mr and Mrs Joe De Piano.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposed single storey rear extension and hip to gable roof alteration by virtue of their cumulative impact in conjunction with past extensions would be disproportionate to the original dwellinghouse and thus constitute an inappropriate form of development in the Metropolitan Green Belt, which, by definition, is harmful. The harm to the openness of the Metropolitan Green Belt would be exacerbated further by reason of the single storey rear extension's size, design and proximity to an existing outbuilding with the hip to gable roof alteration further increasing the bulk and massing of the dwelling. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development proposal fails to comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2, DM6 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (adopted March 2012).
3. 16/2539/FUL ALPC meeting 11/01/2017  
Rear of 5 to 7 College Road Abbots Langley Hertfordshire - Change of use from workshop to single dwellinghouse with single storey side extension and alterations to fenestration for Ms I Ahmed.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reasons:** 1. The proposed development due to its siting and design would result in a tandem development and an awkward and a cramped and contrived layout that would be detrimental to the visual amenities of the street scene, would fail to respect the character of the area and would not provide sufficient amenity space to serve future occupiers. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).  
2. It has not been demonstrated that there is adequate access to serve the site and therefore no parking would be provided and there would be no access for servicing for or collection of refuse and recycling. The development would therefore be contrary to Policies CP1 and CP10 of the Core Strategy (adopted

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October 2011) and Policies DM1, DM10 and DM13 and Appendices 2 and 5 of the Development Management Policies document (adopted July 2013).

4. 16/2591/FUL ALPC meeting 01/02/2017
- 45 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Increase in ridge height to create two storey dwelling with gabled front and rear elevations and accommodation in roofspace served by rooflights, single storey and lower ground floor rear extensions, single storey side extension, front porch, raised patio to rear and extension of vehicular access for Mr Matthew Henry.
- ALPC Comment:** No objections.
- TRDC Decision:** Refused
- Reasons:** 1. The proposed development by virtue of its size, scale, design and proximity to the flank boundary would result in overdevelopment of the dwelling which would result in a dominant, contrived and unduly prominent feature within the street scene to the detriment of the visual amenities of the area. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
2. The proposed increase in ridge height with gable ends would result in an overbearing and dominant form of development to the neighbour at No.47 Gallows Hill and the proposed fenestration and raised terrace would result in actual and perceived overlooking to neighbouring dwellings. The development would therefore be unneighbourly and detrimental to the residential amenity of neighbouring occupiers and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013). 3. The proposed development would fail to provide a safe and adequate means of access and would adversely affect highway safety and would therefore be contrary to Policy CP10 of the Core Strategy (adopted October 2011).
5. 16/2571/ADV ALPC meeting 01/02/2017
- 6 Cunningham Way Leavesden WD25 7NL - Advertisement Consent: Installation of fascia signage for Mrs Liz Lythaby.
- ALPC Comment:** No objections. Members assume the signage will not block the airbricks, as appears from the plans to be the case, as this would be poor building practice.
- TRDC Decision:** Approved
6. 16/2681/FUL ALPC meeting 01/02/2017
- 121 Toms Lane Kings Langley Hertfordshire WD4 8NP - Roof alterations including increase in ridge height, front hip to gable extension, construction of two storey rear extension and insertion of rooflights for Mr Liam Howard.
- ALPC Comment:** No objections providing the Velux windows are installed at a height which prevents possible overlooking.
- TRDC Decision:** Refused
- Reason:** The proposed development would result in disproportionate additions in relation to the original dwelling and would be inappropriate development. The scale and design of the development would significantly increase the bulk and massing of the dwelling and would result in development that would be prominent and would significantly impact on the openness of the Green Belt. No very special circumstances exist to outweigh the harm by reason of inappropriateness and the harm to openness of 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.

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7. 17/0038/FUL ALPC meeting 01/02/2017  
Bell Lane Farm Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Part two storey part single storey rear extension for Mr D Kenneally.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposed extension by virtue of its depth and increase in floorspace would result in a disproportionate addition over and above the size of the original dwelling and would constitute an inappropriate form of development which by definition would be harmful to the Green Belt and which would result in harm to openness. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness as such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.
8. 17/0249/FUL ALPC meeting 22/02/2017  
25 Langley Lane Abbots Langley WD5 0LS - Single storey side extension, pitched roof over existing flat roof and front porch extension for Mr and Mrs Woolf.  
**ALPC Comment:** No objections providing the garage continues to be ancillary to the residential dwelling (permission 16/1488/FUL) to afford sufficient parking for the property.  
**TRDC Decision:** Approved
9. 17/0085/FUL ALPC meeting 22/02/2017  
8A Langley Parade Langley Road Abbots Langley WD5 0AB - First floor rear extension and loft conversion including rear dormer to provide two additional residential units for Mr Gulam Ambia.  
**ALPC Comment:** Despite the property falling in a primary shopping area, close to a bus stop and public transport, Members are concerned about the complete lack of car parking provision for these two additional properties within the conservation area.  
**TRDC Decision:** Withdrawn
10. 17/0200/RSP ALPC meeting 15/03/2017  
1 Lodge Close Garston WD25 9BD - Single storey side extension for Mr S Mistry.  
**ALPC Comment:** No objections, but the annex must remain as ancillary accommodation, subordinate to the main property and not become a self contained dwelling.  
**TRDC Decision:** Approved
11. 17/0224/FUL ALPC meeting 15/03/2017  
51 Burbridge Road Leavesden WD25 7NA - Conversion of garage into habitable accommodation for Mrs Michelle Maloney.  
**ALPC Comment:** Members regret the loss of the garage in this recently built property and have concerns about the proposed tandem parking arrangements.  
**TRDC Decision:** Approved
12. 17/0230/FUL ALPC meeting 15/03/2017  
31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr Y Mizrahi.  
**ALPC Comment:** Members have concerns about the reduction in the available parking as a result of the proposed extension to be built out onto the existing parking area and possible encroachment on the public pavement.

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**TRDC Decision:** Refused

**Reason:** The proposed two storey side extension would result in a shortfall of parking provision to serve the dwelling, resulting in an increase in parking outside of the application site to the detriment of the safe movement and free flow of other highway users and the character of the area. The development is therefore contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

13. 17/0141/FUL

ALPC meeting 15/03/2017

14 Toms Lane Kings Langley Hertfordshire WD4 8NB - Part Retrospective: Part demolition of existing garage, conversion to workshop and installation of new pitched roof for Mr Tim Wright.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed development results in a disproportionate addition to the existing outbuilding and dwelling and therefore constitutes inappropriate development within the Metropolitan Green Belt. The development also causes significant actual harm to the Green Belt through the loss of openness, encroachment of built form to the side and rear of the application dwelling and the resulting urbanising and prominent feature within the area by reason of the height, bulk and design of the replacement roof. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm and the development is contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

14. 17/0285/CLED

ALPC meeting 15/03/2017

Building Adjacent To 2 Home Park House Station Road Kings Langley Hertfordshire WD4 8LL - Certificate of Lawfulness Existing Use: Use of building as a residential dwellinghouse for Mr G Scarlett.

**ALPC Comment:** Members had insufficient information to make comments.

**TRDC Decision:** Withdrawn

15. 17/0392/FUL

ALPC meeting 15/03/2017

5 Hillside Close Abbots Langley WD5 0LE - Single storey rear extension and front porch for Mr R Grimes.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

16. 17/0393/FUL

ALPC meeting 15/03/2017

60 Tibbs Hill Road Abbots Langley WD5 0ED - Proposed single storey rear and side extension and proposed front porch for Mrs G Jackson.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

17. 17/0355/FUL

ALPC meeting 05/04/2017

2 Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension for Mr Joyce.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications to be considered on 26<sup>th</sup> April 2017

#### Appendix B1

1. **17/0591/ADV** Valid date: 24/03/2017  
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP -  
Advertisement Consent: Three internally illuminated fascia signs and six internally  
illuminated signs to Studio parking deck for Mr David Bisoni.
2. **17/0580/PDA** Valid date: 27/03/2017  
Highwood Hall Highwoodhall Lane Pimlico Hemel Hempstead Hertfordshire HP3 8PY  
- Prior Notification: Change of use of existing agricultural barn to a dwellinghouse  
for Mr M Kenealy.
3. **17/0479/FUL** Valid date: 27/03/2017  
Belvedere Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Single  
storey front and side extension and single storey rear extension for Mr K Freeman.
4. **17/0527/FUL** Valid date: 27/03/2017  
70 Hazelwood Lane Abbots Langley WD5 0HD - Two storey side extension and single  
storey rear extension for Ms Laura Burchill.
5. **17/0632/FUL** Valid date: 27/03/2017  
25 Follett Drive Abbots Langley Hertfordshire WD5 0LP - Single storey front side  
and rear extension for Mr and Mrs Shepherdson.
6. **17/0644/FUL** Valid date: 29/03/2017  
54 Hazelbury Avenue Abbots Langley WD5 0DF - Demolition of existing single storey  
extensions and construction of single storey front extension, two storey side  
extension and part single, part two storey rear extension for Mr and Mrs Jonathan  
and Elizabeth Auld.
7. **17/0538/FUL** Valid date: 30/03/2017  
Unit E Home Park Industrial Estate Station Road Kings Langley Hertfordshire -  
Alterations to elevations and fenestration, erection of new cycle, bin stores and  
sub-stations, re-configuration of entrance to building and creation of individual  
amenity spaces to the southern elevation and associated works for Mr O  
Woodwards.
8. **17/0467/CLPD** Valid date: 04/04/2017  
56 Harthall Lane Kings Langley Hertfordshire WD4 8JH - Certificate of Lawfulness  
Proposed Development: Two storey rear extension, part first floor, part two storey  
side extension, single storey side extension and loft conversion including extension  
to roof and insertion of rooflights for Mr Ferrazzano.
9. **17/0695/FUL** Valid date: 04/04/2017  
10 Gypsy Lane Hunton Bridge WD4 8PR - Construction of two detached two storey  
dwellings on land to rear of 10 Gypsy Lane with associated parking and landscaping  
and alterations to existing access for Hobbs Developments Ltd.
10. **17/0570/FUL** Valid date: 06/04/2017  
53 Greenways Abbots Langley WD5 0EU - Replacement hedge along rear boundary  
with 2m high fence for Mr Peter Hughes.
11. **17/0729/LBC** Valid date: 05/04/2017  
7 Home Park Cottages Station Road Kings Langley Hertfordshire WD4 8LD - Listed  
Building Consent: Change of window to door in rear elevation for Mr G Miller.

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12. 17/0724/PDE Valid date: 05/04/2017  
3 Hyde Terrace Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ -  
Prior Approval: Single storey rear extension (depth 6 metres, maximum height 3  
metres and eaves height 3 metres) for Mr H Rab.
13. 17/0638/FUL Valid date: 05/04/2017  
7 Stewart Close Abbots Langley WD5 0LU - Single storey rear conservatory for Mrs  
Lisa Isaacs.
14. 17/0754/FUL Valid date: 11/04/2017  
30 The Garth Abbots Langley WD5 0JJ - Two storey side extension for Mr and Mrs  
Martin.
15. 17/0649/FUL Valid date: 11/04/2017  
27 High Street Bedmond WD5 0QP - Part Retrospective: Single storey side and rear  
extension to be connected to existing detached garage, first floor rear extension  
and alterations to roof of front porch for Mr Patel.
16. 17/0656/FUL Valid date: 13/04/2017  
11 Gallows Hill Abbots Langley WD4 8PG - Installation of link between roof pitches,  
new window to front gable and three conservation rooflights to flank roofslope and  
internal alterations for Mr C Bartlett.