

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

22nd June 2017

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Liz Burns, Brenda Kersey, Jane Lay, David Major (Chairman), Robin Powell, Owen Roe (Vice-Chairman), Alison Ward, John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 28th June 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. **Three Rivers District Council - Planning Committee**
To receive a report on the meeting held on 22nd June 2017.
7. **Consultations - Building Research Establishment - Planning Application**
To consider if the committee, on behalf of the Parish Council, wishes to respond to the consultation by St Albans City and District Council on planning application number 5/2017/1550 - Demolition of existing buildings and construction of 100 dwellings with associated access from The Kestrels, landscaping, parking and infrastructure. Documents can be viewed at: - <http://planning.stalbans.gov.uk/>. Comments to be submitted 19th July 2017.

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Planning applications decided by Three Rivers District Council Reported on 28th June 2017

Appendix A1

1. 17/0456/FUL ALPC meeting 05/04/2017

Leavesden Aerodrome Aerodrome Way Leavesden Hertfordshire - Deed of Variation: Variation of the existing S106 Agreement (relating to outline planning permission 10/2230/OUT) to vary affordable housing restrictions for Hightown Housing Association Ltd.

ALPC Comment: Members object to the reduction of the moratorium period to 3 months which they feel should remain as 6 months.

TRDC Decision: Refused

Reason: The current clause continues to serve a proper planning purpose of maintaining affordable housing provision. The modification would fail to provide adequate opportunity to ensure the continued provision of affordable units on the site. It would therefore fail to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011) and would not serve that proper planning purpose equally well. The planning obligation shall therefore continue to have effect without modification.
2. 17/0467/CLPD ALPC meeting 26/04/2017

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.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The works within Classes A and B Of Part 1 Schedule 2 of the Town and Country (General Permitted Development) Order 2015 comprise development within the meaning of section 55(1) of the Town and Country Planning Act 1990. Permission for these works cannot be granted by virtue of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) as the works do not comply with the limitations set out in Classes A and B of that order. The proposed side extension would exceed 4 metres in height and would be more than one storey and as a result would not comply with Schedule 2, Part 1, Class A, (j) i) and ii). In addition, the proposed loft conversion would result in a volume increase of 73.91 cubic metres and as a result would not comply with Schedule 2, Part 1, Class B (d) ii) of the Town and Country (General Permitted Development) Order 2015 (as amended).
3. 17/0649/FUL ALPC meeting 26/04/2017

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.

ALPC Comment: No objections.

TRDC Decision: Approved
4. 17/0749/FUL ALPC meeting 17/05/2017

14 Katherine Place College Road Abbots Langley WD5 0BT - Installation of roller shutter for Mr Sabir Dosani.

ALPC Comment: No objections.

TRDC Decision: Approved

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5. 17/0650/FUL ALPC meeting 17/05/2017
- 5 - 7 College Road Abbots Langley Hertfordshire WD5 0NR - Change of use from shop (Class A1) to takeaway (Class A5) including installation of ventilation duct for Mr Ahmed.
- ALPC Comment:** Members object to this application having concerns regarding the safety of both pedestrians and traffic in College Road and Tylersfield with no provision for customer short stay parking. If Officers are minded to approve this application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.
- TRDC Decision:** Refused
- Reason:** The proposed change of use would result in a significant shortfall of parking provision, resulting in an increase in parking outside of the application site to the detriment of the convenience and 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).
6. 17/0637/FUL ALPC meeting 17/05/2017
- Westbrook Primrose Hill Kings Langley Hertfordshire WD4 8HR - Installation of vehicular crossover and alterations to land levels for Mr James Rance.
- ALPC Comment:** Members object to this application on safety grounds with parked vans obstructing the view of vehicles reversing out of the proposed steep access crossover onto the busy highway near two road junctions; on a bend and next to a petrol station.
- TRDC Decision:** Approved
7. 17/0647/FUL ALPC meeting 17/05/2017
- 26 Gallows Hill Lane Abbots Langley WD5 0DA - Two storey side extension, single storey front and rear extensions and landscaping works for Mr and Mrs Gervais-Jones.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
8. 17/0716/FUL ALPC meeting 17/05/2017
- Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Demolition of existing 'L' shaped stable block and erection of an 'American' style barn containing 24 stables with associated facilities positioned on the northern boundary and connecting into the existing horse-walker on its west wing facing side together with associated reconfiguration of the existing car park for Ms Anfisa Ershova.
- ALPC Comment:** Members support this application to provide rural sporting recreation and feel it complies with the special circumstances criteria for the Green Belt.
- TRDC Decision:** Refused
- Reason:** The proposed "American" style barn by virtue of its size and scale would be inappropriate development in the Green Belt, which by definition, is harmful. There would also be harm to the openness and purposes of the Green Belt by reason of the scale of the proposed barn and spread of the development on the site. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development is contrary to Policies CP1, CP11 and CP12 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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9. 17/0830/FUL ALPC meeting 17/05/2017
90 Roman Gardens Kings Langley Hertfordshire WD4 8LP - First floor side extension and internal alterations for Ms C Evans.
ALPC Comment: No objections.
TRDC Decision: Refused
Reasons:
1. The extension, by virtue of its siting and design, would result in an unattractive and contrived feature within the street scene. The proposed development would represent an overdevelopment of the site that would result in an incongruous and prominent feature to the detriment of the visual amenities of the dwelling and street scene. As such the proposal 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.
2. The proposed two storey side extension would result in unsatisfactory parking for the dwelling with a shortfall of parking provision to serve the dwelling and would result 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.
10. 17/0792/LBC ALPC meeting 17/05/2017
8 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey side extension for Ms Zaida Majid.
ALPC Comment: No objections providing the materials used for the new extension sympathetically match the existing ancient protected wall.
TRDC Decision: Approved
11. 17/0791/FUL ALPC meeting 17/05/2017
8 Coopers Mews Abbots Langley Watford Hertfordshire WD25 0JD - Single storey side extension for Ms Zaida Majid.
ALPC Comment: No objections providing the materials used for the new extension sympathetically match the existing ancient protected wall.
TRDC Decision: Approved
12. 17/0866/FUL ALPC meeting 17/05/2017
31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr Y Mizrahi.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 17/0888/FUL ALPC meeting 17/05/2017
19A South Way Abbots Langley WD5 0JL - Demolition of existing conservatory, shed and porch and construction of single storey front, side and rear extensions for Mrs Michelle Markham.
ALPC Comment: No objections.
TRDC Decision: Approved
14. 17/0914/FUL ALPC meeting 17/05/2017
45 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Increase in ridge height to create two storey dwelling with accommodation in roofspace served by rear dormer and rooflights, single storey and lower ground floor rear

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extensions, single storey side extension, front porch, raised patio to rear and extension of vehicular access for Mr M Henry.

ALPC Comment: No objections.

TRDC Decision: Approved

15. 17/0860/FUL

ALPC meeting 17/05/2017

32 Balmoral Road Abbots Langley WD5 0ST - Demolition of existing garage and construction of a two storey side extension. for Mr Andrew Leon.

ALPC Comment: Members feel the first floor should be stepped back to reduce the impact on the adjacent busy public footpath.

TRDC Decision: Approved

16. 17/0773/FUL

ALPC meeting 07/06/2017

3 Lodge Close Garston WD25 9BD - Conversion of garage into habitable accommodation and alterations to fenestration for Mr and Mrs Usmani.

ALPC Comment: No objections.

TRDC Decision: Approved

17. 17/1065/HCR3

ALPC meeting 07/06/2017

Breakspeare School Gallows Hill Lane Abbots Langley Hertfordshire WD5 0BU - Herts County Regulation 3 Application: Replacement mobile classroom with permanent single storey building for Ria Griffiths.

ALPC Comment: No objections.

TRDC Decision: No objection

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Planning applications to be considered on 28th June 2017

Appendix B1

1. 17/1032/FUL Valid date: 25/05/2017
33 Kindersley Way Abbots Langley WD5 0DG - Single storey rear extension and raised decking to rear for Mr and Mrs Ogundimu.
2. 17/1055/FUL Valid date: 26/05/2017
121 Abbots Road Abbots Langley WD5 0BJ - Part single, part two storey side extension, part single, part two storey rear extension with accommodation in roof, roof alterations including the raising of ridge and conversion of loft into habitable accommodation served by front and rear rooflights and Juliet balcony to rear for Mr & Mrs Davari.
3. 17/1091/FUL Valid date: 30/05/2017
121 Toms Lane Kings Langley Hertfordshire WD4 8NP - Single storey rear extension with extension to roof and insertion of rear dormer with Juliet balcony and insertion of side rooflights for Mr L Howard.
4. 17/1116/CLED Valid date: 26/05/2017
Land Rear of Daimar Bedmond Road Bedmond Abbots Langley Hertfordshire WD5 0QE - Certificate of Lawfulness Existing Use: Use of the land and buildings for commercial storage of materials and equipment for KLM Properties Ltd.
5. 17/1136/FUL Valid date: 30/05/2017
YMCA Leavesden Country Park North College Road Abbots Langley Hertfordshire WD5 0GU - Conversion of existing club house building to community building including cafe and function room with associated landscaping for Joanna Keay.
6. 17/1109/FUL Valid date: 24/05/2017
Sharnbrook Bell Lane Bedmond Abbots Langley Hertfordshire WD5 0QS - Two storey rear extension with balcony to rear and rooflights to side, alterations to roof including increase in ridge height and raised patio to rear for Mr Len Smith.
7. 17/0826/FUL Valid date: 02/06/2017
Bramblewood Harthall Lane Kings Langley Hertfordshire WD4 8JN - Single storey side extension to garage, alteration to garage roof and provision of solar panels for Mr and Mrs Robinson.
8. 17/1122/FUL Valid date: 02/06/2017
35 Trowley Rise Abbots Langley Hertfordshire WD5 0LN - First floor rear extension, extension to roof and insertion of three rooflights for Mr and Mrs O'Callaghan.
9. 17/1181/FUL Valid date: 05/06/2017
39 Toms Lane Kings Langley WD4 8NA - Proposed side and rear extensions for Mr J Reeves.
10. 17/1137/FUL Valid date: 06/06/2017
2 Gallows Hill Abbots Langley WD4 8PJ - Proposed single storey rear extension and alteration to rear fenestration for Mr & Mrs M. McDonald.
11. 17/1219/FUL Valid date: 08/06/2017
21 Toms Lane Kings Langley WD4 8NA - First floor rear extension for Dr Tony Irons.
12. 17/1152/FUL Valid date: 31/05/2017
Millers Court Broomfield Rise Abbots Langley Hertfordshire - Variation of Condition 11 (Affordable Housing Provision) of planning permission 16/1817/FUL to allow the shared ownership properties to become fully private for Mr Mark Addo-Quaye.

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13. 17/1210/FUL Valid date: 06/06/2017
37 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ - Part two storey, part first floor side and rear extension for Mr O Duke.
14. 17/1160/FUL Valid date: 07/06/2017
24 Popes Road Abbots Langley WD5 0EY - Conversion of garage into habitable accommodation for Mr Ben Colling.
15. 17/0974/FUL Valid date: 12/06/2017
42 High Street Abbots Langley WD5 0AR - Installation of ATM machine for Mrs Ling Dadswell.
16. 17/1144/FUL Valid date: 09/06/2017
24 Blenheim Road Abbots Langley WD5 0TG - Single storey front and side extension for Mrs Blencowe.
17. 17/1225/FUL Valid date: 09/06/2017
Paprika 15 High Street Bedmond WD5 0QP - Two storey front and side extension, part first floor side extension and alterations to elevations of existing building for Mr Holloway.
18. 17/1242/FUL Valid date: 13/06/2017
330 Toms Lane Kings Langley WD5 0RB - Single storey front and rear extensions for Mrs Kirsty Annable.
19. 17/1212/FUL Valid date: 14/06/2017
42 The Crescent Abbots Langley WD5 0DS - Single storey rear extension for Mr D Taylor.
20. 17/1205/RSP Valid date: 19/06/2017
Abbots Langley Mens Club 21 Trowley Rise Abbots Langley WD5 0LN - Retrospective: Erection of smoking shelter to rear for Mr Frank Bail.