

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

13th July 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 19th July 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. To confirm the Minutes of the Meetings held on

17th May, 7th and 28th June 2017.

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. Kitters Green Bench

To consider if the bench to be removed from Kitters Green could be used in the Rosehill Gardens area. (Minute 101.)

8. Highways and Transport Matters

To note the following temporary road closure within the Parish:

That length of East Lane, Abbots Langley from its junction with High Street south eastwards and southwards for a distance of approximately 592 metres. If the Order is made, it shall come into force on 1st August when signs are in place on or near the road.

9. Correspondence

To consider Three Rivers District Council's proposed naming of the access road to the two new

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properties at the rear of 78 High Street, Abbots Langley and any suggestions for possible names.

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Planning applications decided by Three Rivers District Council Reported on 19th July 2017

Appendix A1

1. 17/0695/FUL ALPC meeting 26/04/2017

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.

ALPC Comment: Members object to this contrived back-land overdevelopment for two houses within the green belt. If Officers are minded to approve the application then the Parish Council requests that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Refused

Reason: The proposed development by reason of its design, density, layout and resulting plot sizes would result in an out of character form of overdevelopment to the detriment of the character of the surrounding area, and there would be overlooking to the proposed dwellings from 10 Gypsy Lane which would be detrimental to the residential amenity of future occupiers. The development would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted Oct 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted Jul 2013).
2. 17/0646/LBC ALPC meeting 17/05/2017

St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Listed Building Consent: Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close for St Albans Diocesan Board of Finance.

ALPC Comment: Members object to this application as the proposed timber outbuilding is not in keeping with the grade II listed building and the gravel is an unsuitable surface for the drive which will be displaced onto the public footpath used by a large number of disabled residents in the vicinity and mobility scooters. 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: Approved
3. 17/0643/FUL ALPC meeting 17/05/2017

St Lawrence Church Vicarage 6 High Street Abbots Langley WD5 0AS - Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close for St Albans Diocesan Board of Finance.

ALPC Comment: Members object to this application as the proposed timber outbuilding is not in keeping with the grade II listed building and the gravel is an unsuitable surface for the drive which will be displaced onto the public footpath used by a large number of disabled residents in the vicinity and mobility scooters. 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: Approved
4. 17/0717/FUL ALPC meeting 17/05/2017

The Dog And Partridge Public House Old Mill Road Hunton Bridge WD4 8RB - Two storey rear extension and conversion of public house to five flats, conversion of detached outbuilding to residential to provide one flat, and associated works to parking, refuse and amenity and alterations to landscaping for Mr Raj Shah.

ALPC Comment: Members object to this application and consider the proposed conversion into six flats to be a contrived overdevelopment of the site with unsafe vehicle access onto the highway which is obstructed by the building itself on one

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side and parked cars on the other. 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: Approved

5. 17/0266/RSP ALPC meeting 17/05/2017

2 Katherine Place College Road Abbots Langley Hertfordshire WD5 0BT - Retrospective application: Use of unit as mini-cab office (Sui Generis) and hair and beauty salon (A1/Sui Generis) and alterations to parking for Mr A Iqbal.

ALPC Comment: Members expressed concerns about the increase in traffic flow with regard to the safety of vehicular movements.

TRDC Decision: Approved
6. 17/0672/FUL ALPC meeting 17/05/2017

96 The Crescent Abbots Langley Hertfordshire WD5 0DS - Proposed ground floor extension to form multi purpose toilet accommodation for Westminster Roman Catholic Diocese Trustee.

ALPC Comment: No objections.

TRDC Decision: Approved
7. 17/0780/FUL ALPC meeting 17/05/2017

High View Caravan Park Toms Lane Kings Langley Hertfordshire - Demolition of garages and changed of use of land to accommodate 3 residential park homes with associated works to boundary treatment and parking areas for Haulfryn Group Ltd.

ALPC Comment: Members object to this application despite the reduction in the number of units from the previous refused application. They still have concerns about the loss of parking for existing residents and visitors, the detrimental effect on the green belt and the loss of privacy for the neighbouring properties in Toms Lane. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Refused

Reason: The proposed development would result in a greater impact on the openness of the site and Green Belt and would constitute inappropriate development within the Metropolitan Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and the development is contrary to Policy CP11 of the Core Strategy (adopted October 2011) and the National Planning Policy Framework.
8. 17/0761/FUL ALPC meeting 17/05/2017

129 Toms Lane Kings Langley WD4 8NX - Part-demolition of existing bungalow and erection of chalet-style bungalow for Mr and Mrs Richards.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed development by virtue of its scale, bulk and massing would constitute inappropriate development within the Metropolitan Green Belt. The development also results in a prominent feature within the landscape and would result in actual harm to the character, visual amenity and openness of the Green Belt area. 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 SP1, CP11 and CP12 of the Core Strategy (adopted Oct 2011), Policies DM1 and DM2 and Appendix 2 of the Development Management Policies LDD (adopted Jul 2013).

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9. 17/0930/FUL ALPC meeting 07/06/2017
9 Langley Road Abbots Langley Hertfordshire WD5 0EH - First floor side extension with gabled roof for Mr Chris McCabe.
ALPC Comment: No objections.
TRDC Decision: Approved
10. 17/0865/FUL ALPC meeting 07/06/2017
Abbots Langley Methodist Church Langley Road Abbots Langley Hertfordshire - Demolition of existing ramp and construction of new access ramp and steps for Abbots Langley Methodist Church.
ALPC Comment: Members support this application.
TRDC Decision: Approved
11. 17/0952/FUL ALPC meeting 07/06/2017
10 Katherine Place College Road Abbots Langley WD5 0BT - Loft conversion including rooflights to provide office and play area space and formation of three extra car spaces for Claire Traxon.
ALPC Comment: No objections.
TRDC Decision: Approved
12. 17/0850/FUL ALPC meeting 07/06/2017
3 Hilltop Road Kings Langley WD4 8NS - Part single, part two storey side extension, single storey rear extension and front porch for Mr L. Stockman.
ALPC Comment: No objections.
TRDC Decision: Approved
13. 17/0942/FUL ALPC meeting 07/06/2017
Land Adjoining 31 Railway Terrace Kings Langley Hertfordshire WD4 8JB - Construction of two storey dwelling with accommodation within the roofspace served by dormers to the front and rear including parking to rear for Mr D Walker.
ALPC Comment: Members object to this overdevelopment of the site with contrived access and parking/turning arrangements to the rear. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.
TRDC Decision: Refused
Reason: Summary - See TRDC website for full details:- 1. Design and layout would fail to maintain the general character and appearance of this part of Railway Terrace, resulting in a cramped and contrived development which would be incongruous to the area. 2. Proposed dwelling, siting, depth and height would result in unduly prominent and un-neighbourly development. 3. Shortfall of car parking provision, failure to provide suitable access for all users and the requirement for vehicle manoeuvres to be carried out to the detriment of highway safety and pedestrians.
14. 17/0920/FUL ALPC meeting 07/06/2017
40 Greenways Abbots Langley WD5 0EU - Two storey rear extension, addition of bay window to front and alterations to fenestration for Ms Michaela Peddle.
ALPC Comment: No objections.
TRDC Decision: Approved
15. 17/0964/FUL ALPC meeting 07/06/2017

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Annexe Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Demolition of existing conservatory and construction of single storey side extension and detached garage to side of dwelling for Mr and Mrs Jalland.

ALPC Comment: No objections.

TRDC Decision: Withdrawn

16. 17/0975/ADV ALPC meeting 07/06/2017

42 High Street Abbots Langley WD5 0AR - Advertisement Consent: Signage surrounding ATM machine. for Mrs Ling Dadswell.

ALPC Comment: No objections to the signage.

TRDC Decision: Approved

17. 17/1056/FUL ALPC meeting 07/06/2017

117 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension and alterations to fenestration for Mr Derek Bolton.

ALPC Comment: No objections.

TRDC Decision: Approved

18. 17/0910/FUL ALPC meeting 07/06/2017

5 The Limes Bridge Road Hunton Bridge WD4 8FJ - Single storey rear extension and loft conversion including rear dormer window and front rooflight for Mr and Mrs S Leven.

ALPC Comment: No objections.

TRDC Decision: Approved

19. 17/0932/FUL ALPC meeting 07/06/2017

Rear of 4A School Mead Abbots Langley Hertfordshire WD5 0LB - Subdivision of the site and the construction of a detached dwelling fronting Gable Close with associated vehicular access, parking and landscaping for Mr K Hussain and Miss S Parveen.

ALPC Comment: Members object to this contrived overdevelopment of the site with insufficient amenity space for both the existing and proposed properties. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.

TRDC Decision: Refused

Reason: 1. The proposed development, by virtue of its cramped contrived layout and scale of plots to serve the existing and proposed dwelling would result in overdevelopment of the site and a prominent and out of character form of development to the detriment of the character and appearance of the street scene and visual amenities of the area which would result in an overbearing and oppressive feature to the occupiers of 4a School Mead, inadequate amenity space to serve the existing and proposed dwelling and inadequate privacy for the occupiers of the proposed dwelling to the detriment of their residential amenity. The development would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD. 2. It has not been demonstrated that there would be safe and adequate means of access to the dwelling so as to provide sufficient parking and ensure there would be no harm to the safe movement and free flow of other highway users. The development would therefore be contrary to Policy CP10 of the Core Strategy and Policy DM13 and Appendix 2 of the DMP LDD.

20. 17/1090/FUL ALPC meeting 07/06/2017

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2 Stirling Way Abbots Langley Hertfordshire WD5 0TS - Proposed single storey rear extension, front porch and alterations to fenestration for Mr A Kotecha.

ALPC Comment: No objections.

TRDC Decision: Approved

21. 17/1032/FUL ALPC meeting 28/06/2017

33 Kindersley Way Abbots Langley WD5 0DG - Single storey rear extension and raised decking to rear for Mr and Mrs Ogundimu.

ALPC Comment: No objections. Members asked that officers in reviewing this application consider any possible party wall issues.

TRDC Decision: Approved

22. 17/1122/FUL ALPC meeting 28/06/2017

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.

ALPC Comment: No objections. Members asked that officers ensure that the requirements related to loss of light to the adjoining property are checked.

TRDC Decision: Approved

23. 17/1160/FUL ALPC meeting 28/06/2017

24 Popes Road Abbots Langley WD5 0EY - Conversion of garage into habitable accommodation for Mr Ben Colling.

ALPC Comment: No objections.

TRDC Decision: Approved

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Planning applications to be considered on 19th July 2017

Appendix B1

1. **17/1249/FUL** Valid date: 22/06/2017
29 Harthall Lane Kings Langley WD4 8JW - Single storey rear extension, alterations to roof of existing side extension and new terrace and retaining wall for Mr & Mrs D & E Hamilton.
2. **17/1245/FUL** Valid date: 22/06/2017
19 Parnell Close Abbots Langley WD5 0DZ - Single storey front extension, two storey rear extension and insertion of new vehicular access to serve drive for Mrs Andreea Ralea.
3. **17/1308/FUL** Valid date: 21/06/2017
82A Toms Lane Kings Langley Hertfordshire WD4 8NL - Conversion of existing outbuilding into ancillary accommodation including side extension and alterations to roof for Mr and Mrs Milone.
4. **17/1314/FUL** Valid date: 26/06/2017
North Point Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Single storey rear extension in place of existing conservatory for Mr M Hodgins.
5. **17/1348/FUL** Valid date: 27/06/2017
Annexe Kings View Farm Toms Lane Kings Langley Hertfordshire WD4 8NH - Demolition of existing conservatory and construction of single storey side extension and attached single storey garage to side of dwelling for Mr and Mrs Jalland.
6. **17/1290/FUL** Valid date: 03/07/2017
22-33 And 40-51 Summerhouse Way Abbots Langley Hertfordshire WD5 0DY - Demolition of 24 existing apartments and redevelopment to provide 43 apartments (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associated development including parking and landscaping for Mr Jack Burnham.
7. **17/1410/FUL** Valid date: 04/07/2017
61 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DD - Single storey rear extension for Mr and Mrs Bradshaw.
8. **17/1309/ADV** Valid date: 04/07/2017
Blocks A and D Hercules Way Leavesden WD25 7GR - Erection of non-illuminated sign for ASOS.com.
9. **17/1330/FUL** Valid date: 06/07/2017
Beaufort Court Egg Farm Lane Kings Langley WD4 8LR - Single storey extension to the Horseshoe Building and external alterations to existing buildings, external and internal alterations to hay store, resurfacing and reconfiguration of the car park and entrance courtyard, new cycle and motorcycle storage and landscaping and other associated works including new ramps and new recreation area for Ms R Shore.
10. **17/1352/FUL** Valid date: 04/07/2017
23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Part two storey, part first floor side extension, alterations to roof of existing ground floor projection, loft conversion including increase in ridge height and insertion of rooflights and part conversion of garage into habitable accommodation for Mr and Mrs Driscoll.
11. **17/1408/FUL** Valid date: 10/07/2017
Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Loft conversion including insertion of side dormers for Mr Paul Brennan.

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12. 17/1278/FUL

Valid date: 07/07/2017

7 Mutchetts Close Garston WD25 9TS - Demolition of existing conservatory, construction of single storey rear infill extension and first floor side extension for Mr Gary Duke-Cohan.

13. 17/1358/FUL

Valid date: 07/07/2017

7 Gallows Hill Abbots Langley WD4 8PL - Single storey side and rear extension, conversion of garage into habitable room, replacement windows, raised terrace, replacement drive construction of front boundary wall and installation of solar panels for Mr Andrew Osborn.