

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

2nd August 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 9<sup>th</sup> August 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**

- i. To receive a report on the meeting held on 20<sup>th</sup> July 2017.
- ii. To confirm Members attendance at the above meetings on 17<sup>th</sup> August, 14<sup>th</sup> September (at 10:00 am) and 19<sup>th</sup> October 2017.

**7. Consultation - Three Rivers Local Plan**

To consider the new Local Plan being prepared by Three Rivers District Council which will set out a vision and a framework for the future levels of growth within the District for the next fifteen years until 2032. The Issues and Options and Call for Sites Consultation Document identify some of the issues and challenges facing the District and the possible options that could help to address them.

The Consultation Document, Sustainability Appraisal, Response Form and the Call for Sites Submission Form can be viewed on the Council's website at: [www.threerivers.gov.uk/egcl-page/new-local-plan](http://www.threerivers.gov.uk/egcl-page/new-local-plan). Hard copies can also be viewed at the Council's offices in Rickmansworth, the public libraries within the District and at the Parish Councils' Offices.

**Abbots Langley Parish Council**

The consultation period starts on Friday 28<sup>th</sup> July and runs for six weeks, ending at 5:00 pm on Friday 8<sup>th</sup> September 2017.

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## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 9<sup>th</sup> August 2017

#### Appendix A1

1. 17/0805/FUL ALPC meeting 07/06/2017  
Tornado Junior Sports Club Highwoodhall Lane Pimlico Hertfordshire -  
Replacement clubhouse for Mr Stephen Mogan.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. 17/1089/FUL ALPC meeting 07/06/2017  
24 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Proposed single storey  
side and rear extension for Mr G Johnson.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 17/1131/HCR3 ALPC meeting 07/06/2017  
Waterdale Transfer Station St Albans Road Garston Watford Hertfordshire WD2 7PR  
- Herts County Council Regulation 3: Proposed creation of a permanent re use  
centre modular building and siting of two storage units at Waterdale Waste  
Transfer Station for Mr Chay Dempster.  
**ALPC Comment:** No objections.  
**TRDC Decision:** No objection
4. 17/1055/FUL ALPC meeting 28/06/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. 17/1091/FUL ALPC meeting 28/06/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 17/1116/CLED ALPC meeting 28/06/2017  
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 an equipment for KLM Properties Ltd.  
**ALPC Comment:** No objections, subject to proof of existing and historical usage.  
However members are concerned the development has the potential to  
significantly impair the visual amenity of the area.  
**TRDC Decision:** Withdrawn
7. 17/1136/FUL ALPC meeting 28/06/2017  
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.

## Abbots Langley Parish Council

**ALPC Comment:** No objections. Members fully support this development as it is in the community interest.

**TRDC Decision:** Approved

8. 17/1109/FUL

ALPC meeting 28/06/2017

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed development would constitute inappropriate development within the Green Belt due to the disproportionate nature of the proposed development in relation to the original dwelling and would result in actual harm to visual amenity and openness of the Green Belt. No very special circumstances have been identified to outweigh the harm to the Green Belt. As such the proposed development does not comply with Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

9. 17/0974/FUL

ALPC meeting 28/06/2017

42 High Street Abbots Langley WD5 0AR - Installation of ATM machine for Mrs Ling Dadswell.

**ALPC Comment:** No objections. Although members have concerns that the proposed location on the corner of the High Street and Abbots Road may result in obstructive street parking and create the potential for pavement parking (Royal Mail and cash in transit vehicles park on the pavement). Both would create a potential risk to pedestrians crossing this already busy junction.

**TRDC Decision:** Approved

10. 17/1144/FUL

ALPC meeting 28/06/2017

24 Blenheim Road Abbots Langley WD5 0TG - Single storey front and side extension for Mrs Blencowe.

**ALPC Comment:** No objections.

**TRDC Decision:** Withdrawn

11. 17/1225/FUL

ALPC meeting 28/06/2017

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposal would significantly increase the bulk and mass of the dwelling with the size, scale and design of the extensions resulting in a disproportionate development which would be excessively prominent within the streetscene and harmful to the character of the host dwelling. It would therefore be inappropriate development and it would also cause harm to the openness of the Green Belt. There are no very special circumstances to outweigh this harm and the development would be contrary to Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.

**Abbots Langley Parish Council**

12. 17/1245/FUL

ALPC meeting 19/07/2017

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.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 9<sup>th</sup> August 2017

#### Appendix B1

1. 17/1417/FUL Valid date: 14/07/2017  
30 Lemonfield Drive Garston Watford Hertfordshire WD25 9TR - Single storey front extension for Mr J Goodman.
2. 17/1483/FUL Valid date: 14/07/2017  
51 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Single storey front and side extension for Mr J Duggett.
3. 17/1232/FUL Valid date: 17/07/2017  
52 Hazelbury Avenue Abbots Langley WD5 0DF - Replacement single storey rear extension for Mrs Rachel Bignell.
4. 17/1381/FUL Valid date: 12/07/2017  
65 Toms Lane Kings Langley WD4 8NJ - Loft conversion including rear dormer and front rooflights for Mr and Mrs Cornell.
5. 17/1450/FUL Valid date: 14/07/2017  
6 St Lawrence Close Abbots Langley WD5 0AU - Single storey side and rear extensions, conversion of garage into habitable accommodation, front in-fill extension and insertion of canopy to front elevation for Mrs Corcoran.
6. 17/1432/FUL Valid date: 14/07/2017  
50 Gallows Hill Lane Abbots Langley WD5 0BY - Demolition of existing garage, construction of two storey side extension, part single, part two storey rear extension and loft conversion including front and rear dormers for Mrs Carmen Gonzalez.
7. 17/1515/FUL Valid date: 18/07/2017  
Highpoint 56 Harthall Lane Kings Langley WD4 8JH - Demolition of existing garages, erection of part two storey and part first floor side extension and car port to side for Mr Ferrazano.
8. 17/1354/FUL Valid date: 19/07/2017  
162 Abbots Road Abbots Langley WD5 0BL - Demolition of existing dwelling and construction of three storey block of six flats with associated works including bin store, parking and new vehicular access for Davis Samson Developments.
9. 17/1482/FUL Valid date: 21/07/2017  
18 Gallows Hill Lane Abbots Langley Hertfordshire WD5 0DA - Demolition of no. 18 Gallows Hill Lane and construction of five detached dwellings on land to the rear with associated access, landscaping, parking and alterations to existing access for Mr Peter MacGregor.
10. 17/1462/FUL Valid date: 21/07/2017  
11 Edson Close Leavesden WD25 7BX - Single storey rear extension and conversion of garage into habitable accommodation for Caroline Jennifer Neale.
11. 17/1559/FUL Valid date: 21/07/2017  
92 Abbots Road Abbots Langley Hertfordshire WD5 0BH - Demolition of existing conservatory and erection of a larger rear conservatory for Mr and Mrs Trotter.
12. 17/1463/FUL Valid date: 24/07/2017  
28 Harlech Road Abbots Langley Hertfordshire WD5 0BF - Single storey rear extension for Mrs Tina Bhudia.

**Abbots Langley Parish Council**

**13. 17/1579/FUL**

Valid date: 26/07/2017

54 Kindersley Way Abbots Langley WD5 0DQ - Single storey rear extension for Mr and Mrs Gooden.

**14. 17/1546/LBC**

Valid date: 27/07/2017

Alfreda Cottage 9A High Street Abbots Langley WD5 0AA - Listed Building Consent: Replacement glazing and roof to existing conservatory for Mr and Mrs Giles.