

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

24th 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 30<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**  
To confirm Members attendance at the above meeting on 14<sup>th</sup> September 2017.
7. **Consultations - Three Rivers Local Plan**  
Following deferral from the previous meeting (Minute 134.) to consider the responses of the committee to the Issues and Options and Call for Sites Consultation Document as part of the new Local Plan being prepared by Three Rivers District Council.  
  
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 Council's office.  
  
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.

## Abbots Langley Parish Council

### 8. Appeals

To note the following appeals against refusal of planning permission:

- i. 17/0325/FUL - 25 Langley Lane, Abbots Langley WD5 0LS - Subdivision of plot and erection of one detached dwelling to rear with associated landscaping and access. Appeal Ref: APP/P1940/W/17/3176813.
- ii. 17/0038/FUL - Bell Lane Farm, Bell Lane, Bedmond - Part two storey, part single storey rear extension. Appeal ref: APP/P1940/D/17/3175033.

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 30<sup>th</sup> August 2017

#### Appendix A1

1. 17/1137/FUL ALPC meeting 28/06/2017  
2 Gallows Hill Abbots Langley WD4 8PJ - Proposed single storey rear extension and alteration to rear fenestration for Mr & Mrs M. McDonald.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
2. 17/1219/FUL ALPC meeting 28/06/2017  
21 Toms Lane Kings Langley WD4 8NA - First floor rear extension for Dr Tony Irons.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposed development would result in disproportionate additions in relation to the original dwelling. The scale and design of the development would significantly increase the bulk and massing of the dwelling and would result in development that would impact on the openness of the Green Belt. The proposal would therefore be an inappropriate form of development within the Metropolitan Green Belt and would result in harm to the openness of the Green Belt. No very special circumstances exist to outweigh this harm. 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.
3. 17/1210/FUL ALPC meeting 28/06/2017  
37 Merlin Way Leavesden Watford Hertfordshire WD25 7GJ - Part two storey, part first floor side and rear extension for Mr O Duke.  
**ALPC Comment:** No objections. Although members have concerns about parking in an already congested area.  
**TRDC Decision:** Approved
4. 17/1242/FUL ALPC meeting 28/06/2017  
330 Toms Lane Kings Langley WD5 0RB - Single storey front and rear extensions for Mrs Kirsty Annable.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. 17/1212/FUL ALPC meeting 28/06/2017  
42 The Crescent Abbots Langley WD5 0DS - Single storey rear extension for Mr D Taylor.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 17/1205/RSP ALPC meeting 28/06/2017  
Abbots Langley Mens Club 21 Trowley Rise Abbots Langley WD5 0LN - Retrospective: Erection of smoking shelter to rear for Mr Frank Bail.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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7. 17/1249/FUL ALPC meeting 19/07/2017  
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.  
**ALPC Comment:** No objections providing the extension does not exceed the 40% guidance for properties within the green belt.  
**TRDC Decision:** Approved
8. 17/1314/FUL ALPC meeting 19/07/2017  
North Point Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3 8SE - Single storey rear extension in place of existing conservatory for Mr M Hodgins.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 17/1348/FUL ALPC meeting 19/07/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 17/1309/ADV ALPC meeting 19/07/2017  
Blocks A and D Hercules Way Leavesden WD25 7GR - Erection of non-illuminated sign for ASOS.com.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. 17/1330/FUL ALPC meeting 19/07/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
12. 17/1278/FUL ALPC meeting 19/07/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
13. 17/1358/FUL ALPC meeting 19/07/2017  
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.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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14. 17/1483/FUL ALPC meeting 09/08/2017  
51 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LX - Single storey front and side extension for Mr J Duggett.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
15. 17/1232/FUL ALPC meeting 09/08/2017  
52 Hazelbury Avenue Abbots Langley WD5 0DF - Replacement single storey rear extension for Mrs Rachel Bignell.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
16. 17/1450/FUL ALPC meeting 09/08/2017  
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.  
**ALPC Comment:** Members have no objections to the side and rear extensions, however the property does fall in the conservation area and the front infill and canopy could detract from the overall appearance of the row of houses but as alterations have already been carried out on the other properties, there are no real grounds for objection.  
**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 30<sup>th</sup> August 2017

#### Appendix B1

1. 17/1601/FUL Valid date: 02/08/2017  
6 Stewart Close Abbots Langley Hertfordshire WD5 0LU - Single storey rear extension for Mr N Pakatanu.
2. 17/1607/OUT Valid date: 03/08/2017  
Land Adjoining Notley Croft Bedmond Road Bedmond WD5 0QE - Outline Application: Construction of up to two dwellings for Mr R Noviello.
3. 17/1627/FUL Valid date: 04/08/2017  
44 Station Road Kings Langley WD4 8LB - Replacement single storey rear extension for Mr Gahagan.
4. 17/1569/FUL Valid date: 09/08/2017  
85 High Street Abbots Langley WD5 0AJ - Alterations to fenestration for Mr Richard Franklin.
5. 17/1692/FUL Valid date: 11/08/2017  
142 Toms Lane Kings Langley WD4 8NY - Single storey front, side and rear extensions for Mr Anthony Power.
6. 17/1630/FUL Valid date: 09/08/2017  
18 Bucknalls Lane Garston WD25 9JQ - Single storey rear extension for Mr B Singh.
7. 17/1592/FUL Valid date: 11/08/2017  
87 Kindersley Way Abbots Langley WD5 0DG - Single storey front and rear extension and alterations to frontage including extension to drive for Mr and Mrs Dine.
8. 17/1732/FUL Valid date: 14/08/2017  
69 The Crescent Abbots Langley Hertfordshire WD5 0DR - Part single storey, part two storey rear extension and alterations to windows for Mr and Mrs Kiggins.
9. 17/1688/FUL Valid date: 16/08/2017  
Cavendish 1A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Loft conversion including side and rear dormers for Mr & Mrs Rajiv Shah.
10. 17/1677/FUL Valid date: 16/08/2017  
Land to the Rear of 16 Parnell Close Abbots Langley WD5 0DZ - Erection of log cabin for Mrs Slavi Dragosav.
11. 17/1726/FUL Valid date: 18/08/2017  
50 - 70 Oualtine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
12. 17/1728/FUL Valid date: 18/08/2017  
72 - 94 Oualtine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
13. 17/1729/FUL Valid date: 18/08/2017  
1 - 65 Oualtine Drive Kings Langley Hertfordshire WD4 8SG - Replacement doors and windows for Mr Bryan Padley.
14. 17/1753/FUL Valid date: 18/08/2017  
7 Trowley Rise Abbots Langley WD5 0LN - Single storey rear extension for Mr Mark Jones.

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**15. 17/1711/FUL**

Valid date: 21/08/2017

59 Tibbs Hill Road Abbots Langley WD5 0EE - Two storey side and single storey front and rear extensions; rear dormers; front rooflights; and alterations to fenestration for Mrs Kirtan Desai.

**16. 17/1735/FUL**

Valid date: 21/08/2017

19 Wharf Way Hunton Bridge WD4 8FL - Loft conversion including front and rear roof lights for Mr Gareth Hulmes.