

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

8th March 2018

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 14th March 2018 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**
10th and 31st January and 21st February 2018.
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. **Three Rivers District Council - Planning Committee**
 - i. To receive a report on the meeting held on 22nd February 2018.
 - ii. To confirm Members attendance at the above meetings on 22nd March and 19th April 2018.
8. **Highways and Transport Matters**
To note the various temporary road closures within the parish including: Bell Close and part of Bell Lane, Bedmond; part of College Road from junction with Horseshoe Lane to junction with Harlech Road roundabout; the Harlech Road/Arundel Road roundabout from junction with College Road, clockwise; Primrose Hill, Kings Langley from junction with Toms Lane to Harthall Lane; Gallows Hill, Abbots Langley/Station Road, Kings Langley from junction with Hamilton Road to junction with Home Park Mill Link.

To also note the temporary closure of Public Bridleway No 067 from Bell Lane.

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The above Order is needed for works to be carried out on or near the roads and public bridleway. If made, it shall come into force on 1st April 2018 for a period of up to 6 months. However the restrictions specified shall only take effect at the times indicated by signs on or near the roads and public bridleway and when diversion signs are in place.

9. Appeals

To note the appeals against refusal of planning permission:

- i. 17/2270/FUL - Purbeck Lodge, Toms Lane, Kings Langley WD4 8NY - Increase in height of existing crown roof to match existing bungalow, loft conversion including insertion of dormers and rooflights. Appeal ref: APP/P1940/D/18/3193162.
- ii. 17/1576/RSP - 11 Bucknalls Lane, Garston - Retrospective: Change of use of land (including outbuilding) from residential to a mixed use: residential (class C3) and storage (class B8) and erection of three storage containers. Appeal ref: APP/P1940/W/17/3191066.

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Planning applications decided by Three Rivers District Council Reported on 14th March 2018

Appendix A1

1. 17/2164/FUL ALPC meeting 22/11/2017
24 Blenheim Road Abbots Langley Hertfordshire WD5 0TG - Single storey front and side extension for Mrs Blencowe.
ALPC Comment: No objections.
TRDC Decision: Approved
2. 17/2598/FUL ALPC meeting 10/01/2018
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Conversion of barn to create a single dwellinghouse with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.
ALPC Comment: No objections.
TRDC Decision: Refused
Reasons: 1. The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. Furthermore, the information fails to demonstrate the extent of works required to support a change of use of the building. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD.
2. The proposed change of use of the land to residential curtilage would result in incursion of residential development and paraphernalia within the open and rural landscape and would constitute inappropriate development and would have a detrimental impact on the openness of the Green Belt. As no very special circumstances exist to outweigh this harm the development would be contrary to Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the NPPF.
3. In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy and the Affordable Housing Supplementary Planning Document.
3. 17/2599/LBC ALPC meeting 10/01/2018
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Listed Building Consent: Conversion of barn to create a single dwelling house with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.
ALPC Comment: No objections.
TRDC Decision: Refused
Reasons: The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. Furthermore, the information fails to demonstrate the extent of works required to support a change of use of the building. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD.
4. 17/2616/FUL ALPC meeting 10/01/2018
1 Numbers Farm Egg Farm Lane Kings Langley WD4 8LS - Part single, part two storey rear extension and alterations for Ms Christine Trybus.

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ALPC Comment: No objections.

TRDC Decision: Approved

5. 17/2594/FUL ALPC meeting 10/01/2018
Highpoint 56 Harthall Lane Kings Langley WD4 8JH - Part first floor and part two storey side and rear extension for Mr Ferrazano.
ALPC Comment: No objections.
TRDC Decision: Approved
6. 17/2690/FUL ALPC meeting 10/01/2018
39 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Lower ground and ground floor rear extension with a lean to roof for Mr Lewis Froy.
ALPC Comment: No objections.
TRDC Decision: Approved
7. 17/2695/RSP ALPC meeting 10/01/2018
Little Lily Toms Lane Kings Langley Hertfordshire WD4 8NJ - Retrospective: Retention of the existing residential caravan site, with four Gypsy pitches/plots, consisting of four static caravans and four touring caravans, shared utility/dayroom and associated hardstanding and parking for Mr John Wall-Cash.
ALPC Comment: No objections providing permission is granted for a temporary period of three years. The Parish Council requests that this application is referred to Three Rivers Planning Committee for their consideration.
TRDC Decision: Approved
8. 17/2642/FUL ALPC meeting 10/01/2018
62 Toms Lane Kings Langley WD4 8NB - Single storey side and rear extension for Mr and Mrs Hawkins.
ALPC Comment: No objections providing the extension does not exceed the 40% increase size guidance for properties within the green belt that also includes any previous extensions to the original building.
TRDC Decision: Approved
9. 18/0105/FUL ALPC meeting 31/01/2018
142 Toms Lane Kings Langley WD4 8NY - Single storey side extension and extension to roof for Mr Anthony Power.
ALPC Comment: No objections.
TRDC Decision: Approved

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Planning applications to be considered on 14th March 2018

Appendix B1

1. **18/0262/FUL** Valid date: 03/02/2018
The Copse Woodside Road Abbots Langley WD5 0FR - Variation of Conditions 11 (Landscaping) and 12 (Landscape Management Plan) pursuant to planning permission 15/2000/AOD (Approval of Details): to alter to the landscape scheme for Mr William Smith.
2. **18/0305/FUL** Valid date: 14/02/2018
16 Offord Grove Leavesden WD25 7NE - Single storey rear extension for Mr S Dickerson.
3. **18/0237/FUL** Valid date: 14/02/2018
53 - 55 Cheshire Drive Leavesden Watford Hertfordshire WD25 7GP - Demolition of the special needs hostel at 53-55 Cheshire Drive and the construction of three storey block of flats of 8 residential units including five two-bed flats, two one-bed flats and one three-bed wheelchair accessible unit with balconies, amenity space and parking for Mrs Jill Gundry.
4. **18/0363/FUL** Valid date: 16/02/2018
Warner Bros. Studios Leavesden Warner Drive Leavesden WD25 7LP - Construction of Q and S Stages, ancillary production offices and additional toilet block (revised orientation to previous approval) for Mr David Bisoni.
5. **18/0346/ PREAPP** Valid date: 15/02/2018
34 Roman Gardens Kings Langley Hertfordshire WD4 8LG - Pre-Application Advice: Proposed first floor side extension above garage and two storey side and rear extension for Mr A Fitzgerald.
6. **18/0239/RSP** Valid date: 15/02/2018
Land at the rear of 2 Moore Road Abbots Langley Hertfordshire - Retrospective: Change of use of land from public open space to residential curtilage for Staunton-Jameson.
7. **18/0192/ADV** Valid date: 19/02/2018
Concept House Home Park Mill Link Abbots Langley Hertfordshire - Advertisement Consent: Installation of internally illuminated Totem advertising name of building and tenants for Sir Hossein Yassaie.
8. **18/0325/FUL** Valid date: 20/02/2018
Cavendish 1A Lauderdale Road Hunton Bridge WD4 8QA - First floor rear infill extension for Mr & Mrs Rajiv Shah.
9. **17/2608/OUT** Valid date: 16/02/2018
9 Lapwing Way Abbots Langley WD5 0GG - Outline Application: Construction of a new two-bedroom detached dwelling associated amenity space, access and parking including demolition of existing garage and landscaping (appearance, landscaping, layout & scale reserved) for Waller.
10. **18/0380/FUL** Valid date: 21/02/2018
10 Queens Drive Abbots Langley WD5 0NQ - Demolition of existing conservatory and erection of two storey side extension for Mr & Mrs J McLaughlin.
11. **18/0217/FUL** Valid date: 21/02/2018
6 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - First floor rear side extension for Mr G Ludlow.

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12. 18/0420/FUL Valid date: 26/02/2018
38 Follett Drive Abbots Langley WD5 0LP - Demolition of existing garage and single storey extension and construction of two storey and single storey side & rear extensions for Mr A Hinks.
13. 18/0300/FUL Valid date: 22/02/2018
17A Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Part single, part two storey side extension; single storey rear extension; pitched roof to existing two storey front bay feature; alterations to hardstanding and extension to existing dropped kerb for Mr D Smith And Ms J Clarke.
14. 18/0392/FUL Valid date: 23/02/2018
45 Upper Highway Abbots Langley WD4 8PP - Loft conversion including hip-to-gable extension, insertion of rear dormer window and front rooflights for Mr & Mrs Bartram.
15. 18/0351/FUL Valid date: 26/02/2018
Land Adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace for Mr W Dalton.
16. 18/0316/FUL Valid date: 22/02/2018
Little Abbots Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA - Demolition of existing garage building and erection of stable block containing 4no. stables, tack and feed store and tractor/implement shed; construction of manege; and creation of new temporary construction access and extension to existing hardstanding; erection of 1.8m high close boarded fence to frontage and creation of replacement orchard for Mr & Mrs M Hahn.
17. 18/0287/FUL Valid date: 01/03/2018
19 Upper Highway Abbots Langley WD4 8PP - Demolition of existing conservatory and part two storey, part single storey rear and side extension. for Mr Robert Ferry.
18. 18/0352/FUL Valid date: 01/03/2018
17 Hyde Lane Nash Mills HP3 8RY - Single storey rear extension for Mrs Wendy Attwood.
19. 18/0425/FUL Valid date: 05/03/2018
6 Gypsy Lane Hunton Bridge WD4 8PR - Roof extension including increase in ridge height and hip-to-gable extension and insertion of rear dormer windows and front rooflights; part two storey rear extension; lower ground floor extension to rear and alterations to fenestration for Mr Callan.