

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

22nd June 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 27<sup>th</sup> June 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. **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 meetings on 19<sup>th</sup> July and 16<sup>th</sup> August 2018.
7. **Highways and Transport Matters**  
To note the following road closures within the parish:
  - i. Sergehill Lane, Abbots Langley from its junction with Church Hill north eastwards to its junction with St Albans Lane, except for access, for utility installation works. If made, the Order shall come into force on 30<sup>th</sup> June 2018 for a period of up to 18 months only at the times indicated by signs on or near the road.
  - ii. Abbots Road, Abbots Langley from its junction with Gallows Hill north eastwards for a distance of approximately 1235 metres, except for access, for works to be executed. If made, the Order shall come into force on 26<sup>th</sup> June 2018 for a period of up to 18 months only at the times indicated by signs on or near the road.

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**8. Appeal**

To note the following appeal against refusal of planning permission:

18/0030/FUL - 17 Tanners Hill, Abbots Langley - Single storey rear extension.

Ref: APP/P1940/D/18/3201201.

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### Planning applications decided by Three Rivers District Council Reported on 27<sup>th</sup> June 2018

#### Appendix A1

1. 18/0682/RSP ALPC meeting 25/04/2018

Verulam Nursery Harthall Lane Kings Langley HP3 8SE - Retrospective: Construction of gate to front for Mr Gennaro Depiano.

**ALPC Comment:** Members all agreed that the gate should be set back further into the property to allow at least one vehicle to wait off the highway to prevent obstruction to the flow of traffic, especially as the entrance is located on a very narrow road and serves both the dwelling and a commercial business.

**TRDC Decision:** Refused

**Reasons:** 1. The gate constitutes inappropriate development in the Green Belt, results in actual harm to the openness of the Green Belt and has an urbanising impact on the visual amenity of the rural area. No very special circumstances have been provided which outweigh the substantial harm to the Green Belt. The development is therefore unacceptable and fails to comply with Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the NPPF (adopted March 2012).

2. The gate by virtue of its positioning in close proximity to Harthall Lane fails to provide a safe and adequate means of access and therefore has a detrimental impact on the free and safe flow of highway users. The development fails to comply with Policy CP10 of the Core Strategy (adopted October 2011).
2. 18/0718/FUL ALPC meeting 25/04/2018

Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Erection of an 'American' style grooming and storage barn positioned on the northern boundary and connecting into the existing horse-walker on its west wing facing side for Ms Anfisa Ershova.

**ALPC Comment:** No objections.

**TRDC Decision:** Refused

**Reason:** The proposed 'American' style barn by virtue of its siting, size and scale would be inappropriate development in the Green Belt, which, by definition, is harmful. There would also be harm to the openness of the Green Belt and the purposes of keeping land within 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.
3. 18/0765/FUL ALPC meeting 25/04/2018

Magnolia Cottage East Lane Bedmond WD5 0QG - Conversion of garage into habitable accommodation, insertion of bi-fold doors to side elevation and rooflights within the front and rear roofslopes for Miss V Reeve.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved
4. 18/0770/FUL ALPC meeting 25/04/2018

Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Replacement sales building and alterations to parking for Motor Fuel Group.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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5. 18/0818/PDNA ALPC meeting 25/04/2018  
Verulam Nursery Harthall Lane Kings Langley Hemel Hempstead Hertfordshire HP3  
8SE - Permitted Development Notice Agriculture: Erection of steel framed barn for  
Mr Gennaro Depiano.  
ALPC Comment: No objections.  
TRDC Decision: Approved
6. 18/0677/FUL ALPC meeting 16/05/2018  
34 Roman Gardens Kings Langley WD4 8LG - Construction of a first floor side  
extension, single storey rear extension and two storey rear extension - Revised  
Plans lodged 09/05/2018. for Mr A Fitzgerald.  
ALPC Comment: Members considered the revised plans but did not wish to change  
their comments as their original concerns had not been addressed.  
TRDC Decision: Approved

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Planning applications to be considered on 27<sup>th</sup> June 2018

Appendix B1

1. **18/1167/FUL** Valid date: 07/06/2018  
49 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension and front porch for Mr Carl Tasker.
2. **18/1177/FUL** Valid date: 12/06/2018  
43 Toms Lane Kings Langley WD4 8NA - Loft conversion including hip to gable extensions, rear dormer and front rooflights for Mr C Muir.
3. **18/1158/FUL** Valid date: 13/06/2018  
205 Abbots Road Abbots Langley WD5 0BN - Part Retrospective: Single storey side extension, garage conversion, construction of detached outbuilding to side, extension to hardstanding and implementation of gates for Mr Andrew Stratford.
4. **18/1138/FUL** Valid date: 13/06/2018  
49 Mallard Road Abbots Langley WD5 0GF - Single storey side/rear extension and conversion of garage to habitable accommodation for Mr George Wells.
5. **18/1241/FUL** Valid date: 15/06/2018  
95 Breakspeare Road Abbots Langley WD5 0ER - Single storey side extension and alterations existing rear extension for Mr S. May.
6. **18/1163/FUL** Valid date: 15/06/2018  
3 Toms Lane Kings Langley Hertfordshire WD4 8NA - **Demolition of** existing garage and construction of a single storey side extension and single storey side/rear extension for Mrs J. Mitchell.
7. **18/1234/FUL** Valid date: 18/06/2018  
105 Abbots Road Abbots Langley WD5 0BJ - Single storey rear extension for (withheld).
8. **18/1277/FUL** Valid date: 19/06/2018  
5 Hunton Close Hunton Bridge WD4 8FT - Single storey rear extension for (withheld).
9. **18/1205/FUL** Valid date: 20/06/2018  
1 Lauderdale Road Hunton Bridge Kings Langley WD4 8QA - Loft conversion including front, side and rear dormer windows, Velux window to side roof slope, and single storey side and rear extension to create garden room for Dr M. Overstolz.

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10. 18/1090/FUL

Valid date: 20/06/2018

Harthall Farm Harthall Lane Kings Langley Hemel Hempstead HP3 8SE - Change of use of existing building into two dwelling houses including associated parking and residential curtilages for (withheld).