

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

16th July 2019

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Jane Lay, David Major, Robin Powell, Owen Roe (Vice-Chairman), Jon Tankard (Chairman), John Wyatt.

The next meeting of the Planning and Highways Committee will be held at the above address on Wednesday 17th July 2019 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**
15th May, 5th & 26th June 2019.
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**
To confirm Members attendance at the above meeting on 18 July 2019.
8. **Highways and Transport Matters**
To note the following temporary road closures within the Parish:
 - i. That that length of Chequers Lane, Abbots Langley from its junction with Woodside Road north eastwards for a distance of approximately 379 metres ("the Road"), except for access.
9. **Correspondence**
To note comments from resident regarding planning application 19/1197/FUL.

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Planning applications decided by Three Rivers District Council Reported on 17th July 2019

Appendix A1

1. 19/0579/FUL ALPC meeting 24/04/2019

27 Gable Close Abbots Langley WD5 0LD - Conversion of semi detached house into two two bedroom flats with associated parking and new vehicular access for Mr P Realmuto.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: The proposed development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).
2. 19/0618/RSP ALPC meeting 24/04/2019

Land At Rear Of 2-3 Station Road Kings Langley Hertfordshire - Part retrospective: Creation of an overflow car park including installation of ancillary equipment including erection of access gate, external lighting and of 6.5 metre CCTV pole and close boarded timber fencing for Pure Bricks Ltd.

ALPC Comment: Members have no objections to this proposal providing that there is no intrusion from external lighting into neighbouring properties.
Additional Comments from 15/05/19: Members noted the report and given the applicant's disregard for the planning process, the lack of environmental reports and the complaints of local residents if Three Rivers District Council officers are minded to approve this application the committee request that this retrospective application be referred to the Planning Committee for consideration.

TRDC Decision: Refused

Reason: R1 The car park and associated ancillary equipment by reason of their size and siting would adversely impact on the character of the area and would fail to preserve the openness of the Green Belt. The development would conflict with a purpose of including land within the Green Belt by resulting in permanent encroachment to the Green Belt and introduction of inappropriate structures. The development would therefore result in an inappropriate form of development which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated which outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt. As a result the development would be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the revised NPPF.

R2 The proposed use of the car park and associated ancillary equipment would lead to unacceptable increases in air, light and noise pollution to the detriment of the residential amenity of surrounding neighbouring properties contrary to CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).
3. 19/0540/RSP ALPC meeting 24/04/2019

Hunton Park Essex Lane Abbots Langley WD4 8PN - Retrospective: Creation of new parking area with the provision of 16 electric car charging spaces with associated works for Tesla Motors.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: 1 The development causes harm to the significance of the Grade II* Listed Building through the introduction of permanent and prominent structures and an intensification of the use of the car park which adversely impact on the

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setting of the Grade II* Listed Building. The development would therefore lead to less than substantial harm to the Heritage Asset, however, no public benefits have been demonstrated which would outweigh the harm. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

R2 The proposed car park and associated electrical charging points and other ancillary equipment would fail to preserve the openness of the Green Belt and would conflict with the purpose of the Green Belt by resulting in permanent encroachment to the Green Belt through the introduction of inappropriate structures. The development would therefore result in an inappropriate form of development which, by definition, is harmful to the Green Belt. No very special circumstances have been demonstrated which outweigh the inappropriateness of the development and the actual harm to the openness of the Green Belt. As a result the development would be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the revised NPPF.

4. 19/0478/LBC

ALPC meeting 24/04/2019

The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Conversion of disused pub into three flats and erection of two, two storey semi detached dwellings access and provision of vehicular access and associated parking. for Leewood Construction.

ALPC Comment: No objections.

TRDC Decision: Approved

Reason:

5. 19/0479/FUL

ALPC meeting 24/04/2019

The Bell Public House 117 Primrose Hill Kings Langley Hertfordshire WD4 8HX - Conversion of disused pub to three flats, erection of two, two storey semi detached dwellings and provision of vehicular access and associated parking. for Leewood Construction.

ALPC Comment: No objections.

TRDC Decision: Refused

Reason: R1 Due to the lack of information submitted with the application it has not been demonstrated that the existing public house is no longer viable as a trading entity. Whilst it is accepted that the condition of the building is such that investment may be required given the lack of evidence the development fails to satisfactorily set out clear reasons as to why the public house is no longer viable and cannot be made viable in the foreseeable future. The development therefore would result in the loss of a facility which could otherwise support the local community, and fails to comply with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM12 of the Development Management Policies LDD (adopted July 2013). R2 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 (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).

6. 19/0731/FUL

ALPC meeting 15/05/2019

34 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8LU - Demolition of existing garage and conservatory, erection of two storey side extension with integral garage and single storey rear extension. for Mr David Watts.

ALPC Comment: Members have concerns about the front elevation of this application and are disappointed that a roof plan is not available.

TRDC Decision: Approved

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Reason:

7. 19/0648/RSP ALPC meeting 15/05/2019
10 Cranefield Drive, Garston WD25 9TX - Front porch for Mr Christopher Turk.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:
8. 19/0700/FUL ALPC meeting 15/05/2019
Little Rose Acre Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SF -
Demolition of existing rear conservatory, erection of single storey rear extension
and single storey porch extension to side for Mrs M Kensett.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:
9. 19/0706/FUL ALPC meeting 15/05/2019
37 Bateson Drive Leavesden WD25 7ND - Conversion of garage into a living room
and installing a window at the front for Mr M Ali.
ALPC Comment: No objections.
TRDC Decision: Refused
Reason: R1: The conversion of the garage would result in a shortfall of parking
provision to serve the dwelling which would result in an increase in pressure for
parking outside of the application site to the detriment of highway safety, the
character of the area and residential amenity. The development is therefore
contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October
2011) and Policies DM1, DM13 and Appendix 5 of the Development Management
Policies document (adopted July 2013).
10. 19/0787/FUL ALPC meeting 15/05/2019
Thistle Lodge Bedmond Road Abbots Langley WD5 0QB - Construction of
independent garage structure to front of dwelling with associated extension of the
driveway for Mr And Mrs Bhatti.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:
11. 19/0770/FUL ALPC meeting 15/05/2019
15 Trowley Rise Abbots Langley WD5 0LN - Single storey side and rear extensions,
internal alterations and alterations to first floor windows for Mr And Mrs M Harris.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:
12. 19/0600/FUL ALPC meeting 15/05/2019
Old Mill House Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8QZ -
Single storey rear extension for David Scott.
ALPC Comment: Members are concerned that this extension is unsympathetic to
the area. The proposed plans are within a conservation area and on green belt
land.
TRDC Decision: Approved
Reason:

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13. 19/0809/FUL ALPC meeting 15/05/2019
6 The Crescent Abbots Langley WD5 0DS - First floor rear extension for Mr And Mrs Brown.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:
14. 19/0812/FUL ALPC meeting 05/06/2019
24 Woodlands Road Nash Mills HP3 8RZ - Construction of a single storey detached outbuilding to be used as an annexe for Miss Amy Carlisle.
ALPC Comment: The committee have no objections providing that the construction is subordinate to the main building.
TRDC Decision: Approved
Reason:
15. 19/0878/FUL ALPC meeting 05/06/2019
23 Lancaster Way Abbots Langley Hertfordshire WD5 0PQ - Single storey side extension, rendering of the existing dwelling and replacement windows for Mr Dean Drake.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:
16. 19/0903/FUL ALPC meeting 05/06/2019
42A Harthall Lane Kings Langley Hertfordshire WD4 8JH - Loft conversion including front dormers and side rooflight and single storey rear extension including gable extension to roof with Juliet balcony at first floor for Mr Derek Wheeler.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:
17. 19/0955/FUL ALPC meeting 05/06/2019
2 Royce Grove Leavesden WD25 7GD - Creation of new entrance porch, conversion of garage into habitable room, single storey rear extension for Mr Ani Bardhan.
ALPC Comment: No objections.
TRDC Decision: Approved
Reason:

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Planning applications to be considered on 17th July 2019

Appendix B1

1. 19/1120/FUL Valid date: 19/06/2019
Blocks D And E 2 Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Alterations to existing entrance in between Blocks D and E to provide two revolving doors and one disabled access door, with new flank wall and canopy over entrance and new wall in front of the existing building for ASOS.Com Limited.
2. 19/1121/ADV Valid date: 19/06/2019
Blocks D And E 2 Hercules Way Leavesden Watford Hertfordshire WD25 7GR - Advertisement Consent: Installation of internally and externally illuminated fascia signs for ASOS.Com Limited.
3. 19/1057/FUL Valid date: 25/06/2019
77 Trowley Rise Abbots Langley WD5 0LN - Two storey side and front extension, two storey side and rear extension with accommodation within roof served by rooflights for Mr And Mrs John Furlong.
4. 19/1186/FUL Valid date: 25/06/2019
15 Primrose Hill Kings Langley WD4 8HZ - Front porch, single and two storey rear extension for Mr And Mrs Coomber.
5. 19/1137/FUL Valid date: 26/06/2019
101 Summerhouse Way Abbots Langley WD5 0EA - First floor side and rear extension and front porch for Mrs K Bartlett.
6. 19/1150/FUL Valid date: 26/06/2019
31B Upper Highway Abbots Langley Hertfordshire WD4 8PP - Demolition of existing garage/workshop and rear conservatory and erection of two storey side and rear extension and extensions to existing loft. for Mr Jason O'Reilly.
7. 19/1163/FUL Valid date: 27/06/2019
161 Toms Lane Kings Langley Hertfordshire WD4 8PA - First floor side extension, garage conversion and alterations for Mr Gurney.
8. 19/1213/FUL Valid date: 28/06/2019
15 Creasy Close Abbots Langley WD5 0HS - Loft conversion including rear dormer and installation of front rooflight. for Ms Haines.
9. 19/1172/FUL Valid date: 02/07/2019
139 Coates Way Garston WD25 9PF - Single storey side and rear extension and provision of a pitched roof canopy to the front elevation. for Mr Ernest Yiu.

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10. 19/1209/FUL Valid date: 01/07/2019
148 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension for Mr And Mrs Morten.
11. 19/1015/OUT Valid date: 03/07/2019
Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire - Outline Consent: Subdivision of the site and erection of a three bedroom detached dwelling with associated parking and access (Layout and Scale reserved) for Mr Terry Murphy.
12. 19/1229/FUL Valid date: 02/07/2019
Land At Notley Farm Bedmond Road Abbots Langley Hertfordshire WD5 0GX - Change of use of land to equestrian use and erection of stable building, menage and associated parking for Mr P Spreckley and Miss L Waite.
13. 19/1197/FUL Valid date: 01/07/2019
27 Gable Close Abbots Langley WD5 0LD - Conversion of semi detached house into two two-bedroom flats with associated parking and new vehicular access for Mr P Realmuto.
14. 19/1223/FUL Valid date: 05/07/2019
101 Abbots Road Abbots Langley WD5 0BJ - Conversion of garage to habitable accommodation, pitched roof canopy to front elevation, single storey rear extension, provision of raised rear patio and internal alterations. for Mr L Wright.
15. 19/1235/FUL Valid date: 05/07/2019
27 Ridgehurst Avenue Leavesden Watford Hertfordshire WD25 7AZ - Two storey side extension and single storey side and rear extensions for Ms Linsey Gorman.

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Planning applications to be considered on 17th July 2019

Appendix B2

1. 19/1183/FUL Valid date: 11/07/2019
17 Adrian Road Abbots Langley WD5 0AG - Loft conversion including front dormer window and rear rooflights, alterations to the roof form of the existing two storey rear projection, single storey rear extension and alterations to fenestration detail. for Mr And Mrs Clements.

2. 19/1302/FUL Valid date: 10/07/2019
Daimar Bedmond Road Bedmond WD5 0QE - Variation of Conditions 5 (Landscaping), 6 (Access), 9 (Boundary Treatment), 12 (Sustainability) and 14 (Waste Storage) of planning permission 19/0146/FUL (Demolition of existing dwelling, associated outbuildings and commercial buildings and erection of four detached dwellings and garages with associated access and landscaping) to allow phasing of the site and require works relating to Plot 4 to be completed prior to occupation of Plot 4 and works relating to remainder of site to be complete prior to occupation of Plots 1-3 for KLM Properties Ltd.

3. 19/1273/FUL Valid date: 10/07/2019
125 Abbots Road Abbots Langley WD5 0BJ - Construction of two storey side extension with garage, alterations to existing land levels and construction of raised terrace and decking to rear for Mr Dominic Jackson.