

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

10th September 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 18<sup>th</sup> September 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. **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 17<sup>th</sup> October 2019 and 14<sup>th</sup> November 2019.
7. **Highways and Transport Matters**  
To note the following temporary road closures within the Parish:  

That length of Church Hill, Bedmond and Bedmond Road, Bedmond/Pimlico from its junction with Sergehill Lane north eastwards and north westwards to its junction with Bunkers Lane, a distance of approximately 2210 metres. An alternative route will be via High Street, Bedmond Road, Tibbs Hill Road, Langley Lane, Aerodrome Way, A41 (Gadeside/North Western Avenue/Hempstead Road/Watford Road/unnamed road/Two Waters Way), A414 (Two Waters Way/St Albans Road), A4147 (Leverstock Green Way/Leverstock Green Road) and Bedmond Road.
8. **Correspondence**  
To note the communication regarding Proposed Kings Langley Neighbourhood Area Designation.

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 18<sup>th</sup> September 2019

#### Appendix A1

1. 19/1057/FUL ALPC meeting 17/07/2019

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.

**ALPC Comment:** The members feel this is an overdevelopment of the site. It does not take into account the corner location, the lack of amenity space for that size of property and it will be obtrusive to 1a Oak Green. It is also too close to the boundary.

**TRDC Decision:** Refused

**Reason:** The two proposed two-storey extensions, by reason of their width, depth, height and massing would dominate the appearance of the host dwelling and would cumulatively result in the extended dwelling appearing cramped within its plot. The extensions would appear as overly dominant and prominent additions to the host dwelling which would harm the character and appearance of the dwelling, the street scene and the locality. Therefore the proposal would not be acceptable and would fail to accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management document (adopted July 2013).
2. 19/1186/FUL ALPC meeting 17/07/2019

15 Primrose Hill Kings Langley WD4 8HZ - Front porch, single and two storey rear extension for Mr And Mrs Coomber.

**ALPC Comment:** No objections

**TRDC Decision:** Refused

**Reason:** R1 The proposed rear extension by reason of its depth, height and design would appear as a disproportionate addition and would not respect the character of the host dwelling. The proposed rear extension would therefore result in demonstrable harm to the character and appearance of the host dwelling and streetscene of Primrose Hill. The development would therefore cause significant harm to the visual amenities of the area and would be contrary to Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies document.

R2 The proposed development by reason of its siting, scale, design and depth would be a visually intrusive and prominent form of development which would appear overbearing and result in loss of light to number 13 Primrose Hill, to the detriment of the amenities of the occupants of this neighbouring dwelling. Therefore the proposed development would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
3. 19/1172/FUL ALPC meeting 17/07/2019

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.

**ALPC Comment:** Members are concerned about the height of the proposed wall and depth into the rear garden.

**TRDC Decision:** Approved

**Reason:**
4. 19/1015/OUT ALPC meeting 17/07/2019

Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire -  
Outline Consent: Subdivision of the site and erection of a three bedroom detached

## Abbots Langley Parish Council

dwelling with associated parking and access (Layout and Scale reserved) for Mr Terry Murphy.

**ALPC Comment:** The members object to continued further development of the site within the greenbelt.

**TRDC Decision:** Refused

**Reason:** R1: The proposed new dwelling by virtue of its siting falling outside of a village, the intensification of use and the encroachment of urbanising features into the open part of the site would constitute inappropriate development which, by definition, would be harmful to the Green Belt and also result in harm to openness. The proposed development fails to meet any of the exceptions outlined within the NPPF at paragraph 145 and no very special circumstances have been put forward which would outweigh the inappropriateness of the development and harm to openness. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD document (adopted July 2013) and the NPPF (2019).

R2: 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).

5. 19/1197/FUL ALPC meeting 17/07/2019  
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.  
**ALPC Comment:** Having reviewed the application, the members are concerned about the resident's quality of life in the neighbouring property (26) as they will be overlooking parked cars. There is no evidence provided that the issue of affordable housing has been addressed.  
**TRDC Decision:** Approved  
**Reason:**
6. 19/1223/FUL ALPC meeting 17/07/2019  
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.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved  
**Reason:**
7. 19/1235/FUL ALPC meeting 17/07/2019  
27 Ridgehurst Avenue Leavesden Watford Hertfordshire WD25 7AZ - Two storey side extension and single storey side and rear extensions for Ms Linsey Gorman.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved  
**Reason:**
8. 19/1302/FUL ALPC meeting 17/07/2019  
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

## Abbots Langley Parish Council

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.

**ALPC Comment:** No objections providing landscaping works are adhered to.

**TRDC Decision:** Approved

**Reason:**

9. 19/1273/FUL ALPC meeting 17/07/2019

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.

**ALPC Comment:** No objections

**TRDC Decision:** Refused

**Reason:** R1: The proposed alteration to the existing land levels and erection of a two-storey extension, by reason of its scale, siting and design would result in an incongruous addition which would fail to respect the character and appearance of the host dwelling and would have a harmful impact on the visual amenity of the streetscene. Therefore the proposal would not be acceptable and would fail to accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management document (adopted July 2013).

R2: The proposed alterations to existing land levels and erection of a two storey extension by reason of their proximity to the protected Ash tree (T167) and Lime trees (G45) would directly impact the root protection area of these trees. In the absence of a tree survey or arboricultural method statement it has not been demonstrated that the works associated with the land level alterations and extension would safeguard the health and vitality of the protected trees which are of high amenity value and contribute to the character of the area. The proposal would fail to comply with the requirements of Policies CP1 and CP12 of the Core Strategy (Adopted October 2011) and Policy DM6 of the Development Management.

10. 19/1221/FUL ALPC meeting 07/08/2019

186 Coates Way Garston WD25 9PE - Single storey side extension for Mr Sachin Shrestha.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**

11. 19/1332/FUL ALPC meeting 07/08/2019

12 Harthall Lane Kings Langley WD4 8JH - Demolition of detached garage and construction of single storey side and rear extension and loft conversion with rear dormer window including juliet balcony for Mrs C Micheli.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**

12. 19/1116/RSP ALPC meeting 07/08/2019

130 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LL - Retrospective: Construction of timber framed car port to flank wall of house for Mr Tony Vodden.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**

13. 19/1252/FUL ALPC meeting 07/08/2019

**Abbots Langley Parish Council**

21 Bridger Close Garston Watford Hertfordshire WD25 9PB - Front Porch for Mrs Jody.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**

14. 19/1445/FUL

ALPC meeting 07/08/2019

Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Extension to the Studio café and landscape improvements for Mr David Bisoni.

**ALPC Comment:** No objections

**TRDC Decision:** Approved

**Reason:**

## Abbots Langley Parish Council

### Planning applications to be considered on 18<sup>th</sup> September 2019

#### Appendix B1

1. **19/1587/FUL** Valid date: 22/08/2019  
132 Starling Place Boundary Way Abbots Langley Watford Hertfordshire WD25 7SP - Double storey side extension for Ms Ginie Morysse.
  
2. **19/1543/FUL** Valid date: 27/08/2019  
40 Hazelbury Avenue Abbots Langley WD5 0DF - Conversion of garage to habitable accommodation and first floor side extension for Mr And Mrs Harding.
  
3. **19/1550/FUL** Valid date: 28/08/2019  
Alpine Press Station Road Kings Langley WD4 8LF - Demolition of existing building, construction of mixed use scheme comprising 244 sqm of retail space (Class A1), 23 flats (11 x one bed, 12 x two bed), associated access, car parking, bin and cycle storage and landscaping for Mr T Harman.
  
4. **19/1603/FUL** Valid date: 28/08/2019  
Westport House 78 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Single storey side extension to existing garage for Mr M Charteris.
  
5. **19/1619/FUL** Valid date: 29/08/2019  
Lost Witheil Upper Highway Abbots Langley Hertfordshire WD4 8PP - Loft conversion including alterations to existing roof form from hipped to Dutch hipped roof, provision of front and rear dormer windows, front rooflights and alterations to fenestration detail for Mr Mick Dunne.
  
6. **19/1606/FUL** Valid date: 30/08/2019  
Little Tylers Harthall Lane Kings Langley HP3 8SE - First floor front extension to include insertion of roof lights to existing roof, alterations to fenestration and inclusion of painted render to front elevation for Ms S Morton.
  
7. **19/1453/FUL** Valid date: 28/08/2019  
Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Redevelopment of existing facilities involving the demolition of existing stables, office and barn and erection of new 'American' barn, grooming/stable block, stabling and storage barn, office and facilities building and associated works to provide modern standard Equine facilities for Equitopia Ltd.
  
8. **19/1647/FUL** Valid date: 02/09/2019  
53-55 And Land To The Front Of 21-37 Cheshire Drive Leavesden Watford Hertfordshire WD25 7GP - Demolition of existing building and redevelopment to provide a 3 storey building comprising 8 flats (3 x 1 bedroom, 3 x 2 bedroom and 2 x 3 bedroom) with associated private and communal amenity space including

## Abbots Langley Parish Council

balconies, landscaping, car parking, cycle storage and refuse and recycling storage for Origin Housing Limited.

9. 19/1666/FUL

Valid date: 03/09/2019

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.