

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

2nd January 2020

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 8th January 2020 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.

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Planning applications decided by Three Rivers District Council Reported on 8th January 2020.

Appendix A1

1. 19/2001/FUL ALPC meeting 30/10/2019
70 Kindersley Way Abbots Langley WD5 0DQ - Demolition of existing dwelling and erection of two storey dwelling with basement level including alterations to vehicular access and landscaping for Mr & Mrs Barnicle.
ALPC Comment: No objections
TRDC Decision: Approved
2. 19/2040/RSP ALPC meeting 30/10/2019
Kingley Park, Unit 1 Station Road Kings Langley WD4 8GW - Retrospective: External storage of materials within fenced compound for Mr V Wilcox.
ALPC Comment: No objections
TRDC Decision: Approved
3. 19/2033/RSP ALPC meeting 30/10/2019
31 Roman Gardens Kings Langley WD4 8LG - Part conversion of existing garage/carport into habitable accommodation for Mr P Realmuto.
ALPC Comment: No objections
TRDC Decision: Refused

Reason: **R1** The proposed development to replace a significant proportion of soft landscaping to the north and northwest of the dwelling with hardstanding significantly erodes the open appearance of the frontage of the dwelling and results in unacceptable harm to the visual amenity of the streetscene. The proposal would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2019).
R2 The conversion of the garage results in a shortfall of parking provision to serve the dwelling, resulting in an increase in parking outside of the application site to the detriment of the safe movement and free flow of other highway users, 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), Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013), and the NPPF (2019).
4. 19/2035/FUL ALPC meeting 30/10/2019
7 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Ground floor side and front extension for Mr J Wyatt.
ALPC Comment: No comment
TRDC Decision: Approved
5. 19/2045/FUL ALPC meeting 20/11/2019
34 Kindersley Way Abbots Langley WD5 0DQ - Two storey side and rear extension for Mr And Mrs S Ashby.
ALPC Comment: Members are concerned that the distance to boundary goes against Three Rivers District Council planning policy.
TRDC Decision: Approved

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6. 19/2067/FUL

ALPC meeting 20/11/2019

139 Toms Lane Kings Langley WD4 8NX - Single storey rear extension, entrance porch to side elevation and alterations to front elevation for Mr Thornhill.

ALPC Comment: No objections

TRDC Decision: Approved

7. 19/1988/CLED

ALPC meeting 20/11/2019

The Cottage Belair Toms Lane Kings Langley Hertfordshire WD4 8NH - Certificate of Lawfulness Existing Use: Use of the building known as The Cottage, Toms Lane, and its associated residential curtilage, as a two bedroom self-contained dwelling for Mr M Russell.

ALPC Comment: Members noted the application

TRDC Decision: Approved

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Planning applications to be considered on 8th January 2020.

Appendix B1

1. 19/2377/FUL Valid date: 16/12/2019
102 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolish detached garage and store, double storey side extension for Mr Robert Forbes.

2. 19/2400/FUL Valid date: 16/12/2019
58 Abbots Road Abbots Langley Hertfordshire WD5 0BG - Demolition of existing single storey rear extension and conservatory and erection of a two storey rear extension and internal alterations for Mrs Jane Roberts.

3. 19/2396/FUL Valid date: 17/12/2019
Garages The Garth Abbots Langley WD5 0JJ - Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms for Mr Nick Wright.

4. 19/2424/FUL Valid date: 18/12/2019
1-3 Talbot Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Double garage and alterations to existing parking for Mr Tolia.

5. 19/2499/FUL Valid date: 24/12/2019
15 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear and side extensions, front roof canopy and raised patio to rear for Mr Andrew Burrows.

6. 19/2410/CLED Valid date: 23/12/2019
12-14 Old Mill Road Hunton Bridge Kings Langley Hertfordshire WD4 8RH - Certificate of Lawfulness Existing Use: Use of 12-14 Old Mill Road as a single dwellinghouse for Mr D Calvin And Ms A Pay.

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Appendix B2

1. 19/2420/FUL

Valid date: 20/12/2019

Parmiters School High Elms Lane Abbots Langley Watford Hertfordshire WD25 0UU
- Construction of a new three-storey science block and demolition of existing two-storey science block for Mrs Jane Johnstone.

2. 19/2494/FUL

Valid date: 30/12/2019

15 Merlin Way Leavesden WD25 7GJ - Conversion of garage into habitable room and new flank window for Mr And Mrs Manji.