

## Abbots Langley Parish Council

Council Offices  
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WD5 0EJ

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9th July 2020.

To Members of the Planning and Highways Committee

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

The next meeting of the Planning and Highways Committee will be held virtually <sup>[1]</sup> on Wednesday 15<sup>th</sup> July 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

<sup>1]</sup> *Permitting legislation - The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.*

### 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. **Consultation on the new draft Dacorum Strategic Design Guide Supplementary Planning Document**  
To consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation. Documents can be viewed on the Council's website:  
<http://www.dacorum.gov.uk/single-local-plan-evidence-base>.
7. **Highways and Transport Matters**  
To note the following road closures within the parish:  
  
That length of Bridge Road/Hunton Bridge Hill, Hunton Bridge from a point 230 metres north east of its junction with A41 Watford Road north eastwards for a distance of approximately 88 metres ("the length of Roads").

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An alternative route will be via Bridge Road, A41 (Watford Road/Hempstead Road/North Western Avenue/Gadeside), Aerodrome Way, Langley Lane, South Way and Hunton Bridge Hill.

The Order is needed because railway bridge maintenance works are proposed to be executed on or near the length of Roads.

If the Order is made, it shall come into force on 27 July 2020 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the length of Roads.

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Planning applications decided by Three Rivers District Council  
Reported on 15<sup>th</sup> July 2020.

Appendix A1

1. 20/0589/FUL ALPC meeting 22/04/2020  
Pimlico House Hyde Lane Nash Mills HP3 8SA - Part single, part first floor, part two storey side and rear extensions, connection of outbuilding to main dwelling, loft conversion include extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces.  
**ALPC Comment:** No comments  
**TRDC Decision:** Approved
2. 20/0729/FUL ALPC meeting 13/05/2020  
9 Magnolia Avenue Abbots Langley WD5 0SW - Loft conversion including flank dormer, conversion of existing garage to habitable accommodation, demolition of existing rear conservatory and construction of single storey rear extension.  
**ALPC Comment:** No comments  
**TRDC Decision:** Approved
3. 20/0786/FUL ALPC meeting 13/05/2020  
43 Hazelwood Lane Abbots Langley WD5 0JA - Construction of single storey rear extension, pitched roof to front elevation, flat roof to side extension and loft conversion including rear dormer and front rooflights.  
**ALPC Comment:** No comments  
**TRDC Decision:** Approved
4. 20/0793/FUL ALPC meeting 13/05/2020  
11 Edson Close Leavesden WD25 7BX - Single storey rear extension.  
**ALPC Comment:** No comments  
**TRDC Decision:** Approved
5. 20/0828/FUL ALPC meeting 13/05/2020  
Cedar Lodge Allans Way Abbots Langley - Single storey rear extension.  
**ALPC Comment:** No comments  
**TRDC Decision:** Approved
6. 20/0726/FUL ALPC meeting 03/06/2020  
Hallenhart Kennels Harthall Lane Kings Langley - Erection of a two storey detached dwelling with associated parking and landscaping.  
**ALPC Comment:** Members are concerned that this is greenbelt land and object to any new development.  
**TRDC Decision:** Refused  
**Reason:** R1 The proposed development, by virtue of the siting, scale and design of the dwelling and change of use of the site, would fail to comply with any of the exceptions as set out within Paragraph 145 of the NPPF (2019). The proposed siting, scale and design of the proposed dwelling and change of use of the land to residential would result in intensification use of the site and encroachment of substantial built form within the open and rural landscape and would result in significant demonstrable harm to the openness of the site and Green Belt. No very special circumstances exist to outweigh the harm to the Green Belt by virtue of its inappropriateness and actual harm. 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 (adopted July 2013) and the NPPF (2019).

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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).

7. 20/0857/FUL ALPC meeting 03/06/2020  
17 Kindersley Way Abbots Langley Hertfordshire - Replacement raised patio and boundary fencing.  
ALPC Comment: No comments  
TRDC Decision: Approved
8. 20/0883/FUL ALPC meeting 03/06/2020  
23 Lauderdale Road Hunton Bridge WD4 8QA - Single storey side and rear extension.  
ALPC Comment: No comments  
TRDC Decision: Approved

## Abbots Langley Parish Council

Planning applications to be considered on 15<sup>th</sup> July 2020.

### Appendix B1

1. 20/1153/FUL Valid date: 18/06/2020  
128 Toms Lane Kings Langley WD4 8NR - Construction of a detached outbuilding.
2. 20/1250/FUL Valid date: 26/06/2020  
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension.
3. 20/1179/FUL Valid date: 29/06/2020  
Lakenham Bedmond Road Bedmond - Single storey front and rear extensions.
4. 20/1249/FUL Valid date: 02/07/2020  
12 Harthall Lane Kings Langley WD4 8JH - Single storey rear and side extension and loft conversion including rear dormer and front rooflights.
5. 20/1100/RSP Valid date: 23/06/2020  
22 Edinburgh Drive Abbots Langley WD5 0TU - Retrospective: Conversion of garage to habitable accommodation.
6. 20/1335/PDA Valid date: 03/07/2020  
Bucks Hill Farm Bucks Hill Kings Langley - Prior Notification: Change of use of existing agricultural building to three residential dwellings (Class C3) and associated works.
7. 20/1252/FUL Valid date: 06/07/2020  
83 Kindersley Way Abbots Langley WD5 0DG - Single storey side/rear extension and alterations to fenestration.