

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

4th January 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 10<sup>th</sup> January 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. **To confirm the Minutes of the Meetings held on**  
22<sup>nd</sup> November, 6<sup>th</sup> and 20<sup>th</sup> December 2017.
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 meetings on 25<sup>th</sup> January and 22<sup>nd</sup> February 2018.
8. **Abbots Langley 20mph Zone**  
To consider the current public engagement on proposals received from Hertfordshire County Council for an extensive 20mph zone around the centre of the village, to include new speed humps or cushions on Gallows Hill Lane and High Street. Further details and documents can be viewed at [www.hertfordshire.gov.uk/abbots\\_langley\\_20](http://www.hertfordshire.gov.uk/abbots_langley_20)
9. **Bedmond Sign - Toms Lane**  
To consider possible replacement of the "Bedmond" sign near the east end of Toms Lane.

**10. Highways and Transport Matters**

To note the following temporary road closures within the Parish:

- i. Various roads within the area on Sunday 4<sup>th</sup> February 2018, when signs are in place, to ensure public safety and prevent accidents for the duration of the "Watford Half Marathon".
- ii. That length of Furtherfield from a point 394 metres north west of its junction with South Way northwards, north westwards, south westwards and north eastwards for approximately 390 metres.
- iii. That length of De Havilland Way from its junction with Furtherfield for its entire length.  
If the above Orders ii. and iii. are made, they will come into force on 1<sup>st</sup> February 2018 for a period of up to 18 months when signs are in place.

**11. Appeal**

To note that the Informal Hearing on Leavesden Aerodrome, Aerodrome Way - Variation of existing S106 Agreement (relating to outline planning permission 10/2230/OUT) to vary affordable housing restrictions - Application Ref No: 17/0456/FUL, has now been set by the Planning Inspectorate. The Hearing will open at 10.00am on 27<sup>th</sup> February 2018 at Three Rivers House, Northway, Rickmansworth, WD3 1RL.

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 10<sup>th</sup> January 2018

#### Appendix A1

1. 17/2101/FUL ALPC meeting 01/11/2017  
3 Hilltop Road Kings Langley WD4 8NS - Part single, part two storey side extension, single storey rear extension and front porch for Mr L. Stockman.  
**ALPC Comment:** No documents were available for review, no previous objections when linked application 17/0850/FUL was considered.  
**TRDC Decision:** Approved
2. 17/2212/FUL ALPC meeting 01/11/2017  
158 Toms Lane Kings Langley WD4 8NZ - Demolition of existing garage and construction of single storey side and rear extension including alterations to existing conservatory and new hipped roof to porch for Mr Armando Benvenga.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 17/2264/FUL ALPC meeting 22/11/2017  
52 Tibbs Hill Road Abbots Langley WD5 0EB - Two storey side extension and single storey front and rear extensions for Mr J Burke.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. 17/2216/RSP ALPC meeting 22/11/2017  
Former High Herts Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Restrospective: Temporary consent (2 years) for mobile home for use as a rural workers dwelling in connection with High Herts Equestrian Centre for Not Available.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Refused  
**Reason:** The proposed development would result in an inappropriate form of development which, by definition, would be harmful to the Green Belt and would also result in actual harm to the openness of the Green Belt. 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.
5. 17/2271/FUL ALPC meeting 22/11/2017  
19 Lauderdale Road Hunton Bridge WD4 8QA - Two storey rear extension, single storey rear extension and extension to basement to create raised terrace to the rear and alterations to existing garage for Mr Barry McKinnon.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 17/2252/FUL ALPC meeting 22/11/2017  
2 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Loft conversion including dormers to front and rooflights to rear for Mr C Wynn-Owen.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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7. 17/2270/FUL ALPC meeting 22/11/2017
- Purbeck Lodge Toms Lane Kings Langley WD4 8NY - Increase in height of existing crown roof to match existing bungalow, loft conversion including insertion of dormers and rooflights for Mr Paul Brennan.
- ALPC Comment:** No objections.
- TRDC Decision:** Refused
- Reason:** The proposed increase in height of the existing crown roof, loft conversion including dormer windows by virtue of their cumulative impact in conjunction with past extensions would be disproportionate to the original dwelling and thus constitute an inappropriate form of development in the Metropolitan Green Belt, which, by definition, is harmful. The harm to the openness of the Metropolitan Green Belt would be exacerbated further by reason of the added elevated bulk and massing created from the extended roof of the dwelling. No very special circumstances have been provided which outweigh the inappropriateness and other identified harm. As such, the development proposal fails to comply with Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (adopted March 2012).
8. 17/2183/FUL ALPC meeting 22/11/2017
- Primrose Hill Service Station Primrose Hill Kings Langley Hertfordshire WD4 8HR - Single storey shop extension and alterations to parking for Motor Fuel Group.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
9. 17/2331/FUL ALPC meeting 22/11/2017
- 31 Roman Gardens Kings Langley WD4 8LG - Two storey side extension for Mr P Realmuto.
- ALPC Comment:** No objections.
- TRDC Decision:** Approved
10. 17/2342/PDA ALPC meeting 22/11/2017
- Barn Highland Farm Hyde Lane Pimlico Hertfordshire - Prior Notification: Change of use of existing agricultural barn to a pair of semi-detached residential dwellings with associated works for Not Available.
- ALPC Comment:** No objections. Members feel the proposed development lacks sympathy with the rural setting.
- TRDC Decision:** Refused
- Reason:** The development is not "permitted development" under Part 3, Class Q of The Town and Country Planning Order 2015 as the nature of and extent of the works and alterations proposed by the application would not comply with the requirements of Schedule 2, Part 3 Class Q Paragraph Q.1(i)(i). Consequently, the proposal cannot be determined through the Prior Notification procedure and planning permission is required for the change of use of the agricultural barn to two semi-detached residential dwellings (Class C3) with external works. In addition, Prior Approval would be refused given that the proposed development would result in demonstrable harm to the setting and rural character of the site and would result in a prominent, urbanising and harmful feature within the landscape and Green Belt.

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**11. 17/2269/FUL**

ALPC meeting 22/11/2017

33 South Way Abbots Langley WD5 0JL - Replacement front porch and single storey rear extension and insertion of rooflight to front for Mr & Mrs Choughari.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

**12. 17/2417/FUL**

ALPC meeting 06/12/2017

22 Magnolia Avenue Abbots Langley WD5 0SW - Conversion of garage to habitable room for Mr R Mitchell.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 10<sup>th</sup> January 2018

#### Appendix B1

1. **17/2598/FUL** Valid date: 12/19/2017  
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Conversion of barn to create a single dwellinghouse with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.
2. **17/2599/LBC** Valid date: 12/19/2017  
Cathedral Barn Model Farm Langleybury Lane Langleybury Hertfordshire - Listed Building Consent: Conversion of barn to create a single dwelling house with associated internal and external alterations, landscaping and new parking layout for Mr and Mrs Holes.
3. **17/2549/AOD** Valid date: 12/19/2017  
Land At Fairways Farm, Including 67 And 69 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Approval of Details: Details pursuant to Condition 1 of Outline Permission 16/2076/OUT comprising layout, appearance, landscaping and scale for 100 residential units for Mr Johnson.
4. **17/2613/FUL** Valid date: 12/20/2017  
38 Follett Drive Abbots Langley WD5 0LP - Demolition of existing garage and single storey extension and construction of two storey and single storey side & rear extensions and insertion of rear dormer for Mr A Hinks.
5. **17/2625/FUL** Valid date: 12/20/2017  
56 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Demolition of existing garage and construction of a two storey side extension and part single part two storey rear extension for Mrs Jo Ray.
6. **17/2421/FUL** Valid date: 12/21/2017  
11 Gallows Hill Abbots Langley WD4 8PG - Construction of single storey orangery to rear and alterations to raised terrace for Mr Lewis Baker.
7. **17/2649/FUL** Valid date: 12/21/2017  
154 Abbots Road Abbots Langley WD5 0BL - First floor extension to dwelling to create two storey dwelling, two storey front and rear extensions and new roof to existing single storey rear projection. for Mr Bhagwagar.
8. **17/2616/FUL** Valid date: 12/21/2017  
1 Numbers Farm Egg Farm Lane Kings Langley WD4 8LS - Part single, part two storey rear extension and alterations for Ms Christine Trybus.
9. **17/2594/FUL** Valid date: 1/2/2018  
Highpoint 56 Harthall Lane Kings Langley WD4 8JH - Part first floor and part two storey side and rear extension for Mr Ferrazano.
10. **17/2690/FUL** Valid date: 1/2/2018  
39 Gallows Hill Abbots Langley Kings Langley Hertfordshire WD4 8PG - Lower ground and ground floor rear extension with a lean to roof for Mr Lewis Froy.
11. **17/2683/FUL** Valid date: 1/2/2018  
24 Trident Road Leavesden WD25 7AN - Loft conversion including the insertion of front and rear rooflights and side gable window for Mr Robert Cuming.

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12. 17/2695/RSP

Valid date: 1/2/2018

Little Lily Toms Lane Kings Langley Hertfordshire WD4 8NJ - Retrospective:  
Retention of the existing residential caravan site, with four Gypsy pitches/plots,  
consisting of four static caravans and four touring caravans, shared  
utility/dayroom and associated hardstanding and parking for Mr John Wall-Cash.