

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

18th April 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 25<sup>th</sup> April 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. **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 receive a report on the meeting held on 19<sup>th</sup> April 2018.
7. **Consultation - National Planning Policy Framework**  
Following deferral from the last meeting (Min 391.), to consider if the committee, on behalf of the Parish Council, wishes to respond to the above consultation which ends on 10<sup>th</sup> May 2018.  
Documents can be viewed at: <http://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>
8. **Highways and Transport Matters**  
To note the following road closures within the Parish:
  - i. Follett Drive, Abbots Langley for its entire length, except for access, from 10:00am to 8:00pm on Sunday 20<sup>th</sup> May 2018 for the duration of a "Royal Wedding Street Party", when signs are in place.

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- ii. Hyde Lane, Nash Mills from its junction with Bedmond Road, except for access, for utility works. If the Order is made it shall come into force on 14<sup>th</sup> May 2018 for up to 18 months, however, the restrictions will only take effect at the times indicated by signs on or near the road.

## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 25<sup>th</sup> April 2018

#### Appendix A1

1. 18/0240/FUL ALPC meeting 21/02/2018  
Lonsdale 19 Hyde Lane Nash Mills HP3 8RY - Two-storey rear and single-storey side extension for Mr Barry Deakin.  
**ALPC Comment:** No objections. Members have concerns that the increase in the footprint of the original dwelling is in excess of the 40% guidance for properties within the green belt.  
**TRDC Decision:** Approved
2. 18/0273/FUL ALPC meeting 21/02/2018  
26 Cardiff Way Abbots Langley Hertfordshire WD5 0TT - Single storey rear extension; conversion of garage and alterations to fenestration for Mr Paul Felton.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
3. 18/0199/FUL ALPC meeting 21/02/2018  
12 Burbridge Road Leavesden Watford Hertfordshire WD25 7NA - Removal of existing outbuilding and construction of a larger replacement outbuilding for Mrs D Smith.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. 18/0305/FUL ALPC meeting 14/03/2018  
16 Offord Grove Leavesden WD25 7NE - Single storey rear extension for Mr S Dickerson.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
5. 18/0237/FUL ALPC meeting 14/03/2018  
53 - 55 Cheshire Drive Leavesden Watford Hertfordshire WD25 7GP - Demolition of the special needs hostel at 53-55 Cheshire Drive and the construction of three storey block of flats of 8 residential units including five two-bed flats, two one-bed flats and one three-bed wheelchair accessible unit with balconies, amenity space and parking for Mrs Jill Gundry.  
**ALPC Comment:** Members have no objections and welcome the additional social housing to be provided.  
**TRDC Decision:** Refused  
**Reasons:**
  1. The replacement building by virtue of its design, height and depth in conjunction with the prominent position would result in an intrusive, incongruous and dominant feature to the detriment of the visual amenities of the street scene and adjacent open space.
  2. The proposed development would increase the parking demand for the site and would fail to provide sufficient parking to meet the demands arising from the proposed development. The development would therefore place additional pressure on the existing parking provision serving the area exacerbating parking pressures which would lead to conditions prejudicial to highway safety and would negatively impact on existing residents' amenity.
  3. The proposed development would fail to provide affordable housing that would meet the needs of the District. For full details see TRDC website.

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6. 18/0325/FUL ALPC meeting 14/03/2018  
Cavendish 1A Lauderdale Road Hunton Bridge WD4 8QA - First floor rear infill extension for Mr & Mrs Rajiv Shah.  
ALPC Comment: No objections.  
TRDC Decision: Approved
7. 18/0380/FUL ALPC meeting 14/03/2018  
10 Queens Drive Abbots Langley WD5 0NQ - Demolition of existing conservatory and erection of two storey side extension for Mr & Mrs J McLaughlin.  
ALPC Comment: No objections.  
TRDC Decision: Approved
8. 18/0420/FUL ALPC meeting 14/03/2018  
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 for Mr A Hinks.  
ALPC Comment: No objections.  
TRDC Decision: Approved
9. 18/0316/FUL ALPC meeting 14/03/2018  
Little Abbots Hyde Lane Nash Mills Hemel Hempstead Hertfordshire HP3 8SA - Demolition of existing garage building and erection of stable block containing 4no. stables, tack and feed store and tractor/implement shed; construction of manege; and creation of new temporary construction access and extension to existing hardstanding; erection of 1.8m high close boarded fence to frontage and creation of replacement orchard for Mr & Mrs M Hahn.  
ALPC Comment: No objections.  
TRDC Decision: Approved
10. 18/0507/FUL ALPC meeting 04/04/2018  
87 Offord Grove Leavesden Watford Hertfordshire WD25 7NF - Conversion of garage into habitable accomodation and single storey rear extension for Mrs Mabel Comber.  
ALPC Comment: No objections.  
TRDC Decision: Approved
11. 18/0535/FUL ALPC meeting 04/04/2018  
176 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and insertion of pitched roof over existing first floor flat roof to front for Mr and Mrs Coyle.  
ALPC Comment: No objections.  
TRDC Decision: Approved
12. 18/0535/FUL ALPC meeting 04/04/2018  
176 Abbots Road Abbots Langley WD5 0BL - Single storey rear extension and insertion of pitched roof over existing first floor flat roof to front for Mr and Mrs Coyle.  
ALPC Comment: No objections.  
TRDC Decision: Approved

## Abbots Langley Parish Council

### Planning applications to be considered on 25<sup>th</sup> March 2018

#### Appendix B1

1. **18/0682/RSP** Valid date: 04/04/2018  
Verulam Nursery Harthall Lane Kings Langley HP3 8SE - Retrospective: Construction of gate to front for Mr Gennaro Depiano.
2. **18/0718/FUL** Valid date: 06/04/2018  
Former Riding School High Herts Farm Bedmond Road Pimlico Hemel Hempstead Hertfordshire HP3 8SJ - Erection of an 'American' style grooming and storage barn positioned on the northern boundary and connecting into the existing horse-walker on its west wing facing side for Ms Anfisa Ershova.
3. **18/0677/FUL** Valid date: 09/04/2018  
34 Roman Gardens Kings Langley WD4 8LG - Construction of a first floor side extension, single storey rear extension and two storey rear extension for Mr A Fitzgerald.
4. **18/0659/FUL** Valid date: 09/04/2018  
54 Toms Lane Kings Langley WD4 8NB - Single storey rear extension and alterations to roof form of existing extension for Mr and Mrs S Tearle.
5. **18/0765/FUL** Valid date: 12/04/2018  
Magnolia Cottage East Lane Bedmond WD5 0QG - Conversion of garage into habitable accommodation, insertion of bi-fold doors to side elevation and rooflights within the front and rear roofslopes for Miss V Reeve.
6. **18/0766/FUL** Valid date: 12/04/2018  
4 Hop Garden Way Abbots Langley Watford Hertfordshire WD25 0JN - Single storey rear extension for Mr & Mrs Russell & Natasha Benham.
7. **18/0693/FUL** Valid date: 12/04/2018  
96 Mutchetts Close Garston WD25 9TS - Extension to existing porch for Ms Kally Brandon.
8. **18/0770/FUL** Valid date: 16/04/2018  
Primrose Hill Service Station Primrose Hill Kings Langley WD4 8HR - Replacement sales building and alterations to parking for Motor Fuel Group.