

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

13th September 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 19<sup>th</sup> September 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 18<sup>th</sup> July, 8<sup>th</sup> and 29<sup>th</sup> August 2018.**

**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 receive a report on the meeting held on 13<sup>th</sup> September 2018.

**8. Consultations**

To consider if the committee, on behalf of the Parish Council, wishes to respond to the following consultations:

- i. St Albans City & District Local Plan 2020 - 2036, which sets out the long-term strategy, providing policies and proposals for the future development of the district. Documents can be viewed at [www.stalbans.gov.uk/localplan2018](http://www.stalbans.gov.uk/localplan2018). The consultation closes on 17<sup>th</sup> October 2018.
- ii. Watford Borough Council's new Local Plan, setting a vision for Watford up to 2036 and to guide new development. Documents can be viewed at [www.watfordlocalplan.co.uk](http://www.watfordlocalplan.co.uk). The

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six week consultation ends on 19<sup>th</sup> October 2018.

### 9. Highways and Transport Matters

To note the temporary road closure of that length of Abbots Road, Abbots Langley from its junction with High Street north westwards to its junction with Dellmeadow, except for access, for road works. If made, the Order shall come into force on 10<sup>th</sup> October 2018 for a period of up to 18 months but only take effect at times indicated by signs on or near the road.

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### Planning applications decided by Three Rivers District Council Reported on 19<sup>th</sup> September 2018

#### Appendix A1

1. 18/0797/OUT ALPC meeting 18/07/2018  
Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire -  
Outline Consent: Subdivision of the site and erection of a four bedroom detached dwelling with associated parking and access (appearance and landscaping reserved) for Mr Terry Murphy.  
**ALPC Comment:** Members are dismayed at this latest application for yet further fragmented development on this site with no special circumstances to justify it. They are distressed about the manner in which the ancient hedgerow has been eroded, impacting visually on the landscape and destroying wildlife habitat. If officers are minded to approve this application then Members request that it is referred to Three Rivers Planning Committee for consideration.  
**TRDC Decision:** Refused  
**Reason:** R1. 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).  
R2. The proposed new dwelling by virtue of its siting, intensification of the use of the site and the encroachment of urbanising features into the open side of the site would constitute inappropriate development which, by definition, would be harmful to the Green Belt. No very special circumstances existing to outweigh this harm. The proposal would also result in actual harm to the openness of the Green Belt. The proposed development would therefore fail to preserve the openness of the Green Belt and would be contrary to Policy CP11 of the Core Strategy, Policy DM2 of the DMP LDD and the NPPF.  
R3. It has not been demonstrated that the dwelling would be served by a safe and adequate means of access and that harm would not result to the safe and freeflow of highway movements. The proposal is therefore contrary to Policies CP1 and CP10 of the Core Strategy (adopted October 2011).
2. 18/1362/FUL ALPC meeting 18/07/2018  
5 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension and patio for Mr and Mrs Clifford.  
**ALPC Comment:** Members expressed concerns about the resultant loss of light to the adjoining property number 3 and the party wall issues.  
**TRDC Decision:** Approved
3. 18/1367/FUL ALPC meeting 18/07/2018  
56 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Part retrospective: Construction of detached outbuilding for Mrs Jo Ray.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
4. 18/1402/FUL ALPC meeting 18/07/2018  
129 Toms Lane Kings Langley WD4 8NX - Single storey front porch extension for Mr and Mrs Richards.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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5. 18/1389/FUL ALPC meeting 18/07/2018  
5 Wadham Road Abbots Langley Hertfordshire WD5 0NH - Demolition of existing side/rear extension and erection of single storey side and rear extension. for Mr and Mrs Lester.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
6. 18/1383/RSP ALPC meeting 18/07/2018  
5-7A College Road Abbots Langley WD5 0NR - Part Retrospective: Alterations to shop front including removal of bay window and erection of single storey front extension and alterations to fenestration detail. for Mr Rod Lewis.  
**ALPC Comment:** Members are concerned about the lack of customer parking on this bend near a busy roundabout and possible encroachment onto the narrow footpath.  
**TRDC Decision:** Approved
7. 18/1432/FUL ALPC meeting 18/07/2018  
130 Abbots Road Abbots Langley WD5 0BL - Two storey side and rear extension for Mr and Mrs OBrien.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
8. 18/1463/FUL ALPC meeting 18/07/2018  
23 Harthall Lane Kings Langley Hertfordshire WD4 8JW - Single storey side and rear extensions, loft conversion including insertion of side dormer and 3 rooflights to the front, side and rear, part conversion of existing garage and new window in side elevation (Amendment to planning permission 18/0509/FUL: to include alterations to proposed single storey rear extension) for Mr and Mrs J Driscoll.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
9. 18/1448/FUL ALPC meeting 18/07/2018  
15 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey side and rear extension, single storey front and side extension and raised terrace to rear for Mr Andrew Burrows.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
10. 18/1440/FUL ALPC meeting 18/07/2018  
87 Tibbs Hill Road Abbots Langley Hertfordshire WD5 0LJ - Single storey side and rear extension for Mr and Mrs O'connor.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved
11. 18/1469/FUL ALPC meeting 08/08/2018  
51 Tanners Hill Abbots Langley Hertfordshire WD5 0LT - Part two, part single storey rear extension and single storey front extension for Mr and Mrs Dunton.  
**ALPC Comment:** No objections.  
**TRDC Decision:** Approved

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**12. 18/1361/RSP**

ALPC meeting 08/08/2018

The Royal Oak Public House Kitters Green Abbots Langley Hertfordshire WD5 0ET - Retrospective: Installation of 2 Umbrellas (4 metres x 4 metres) located in existing beer garden for Mr Richard Morgan.

**ALPC Comment:** Members feel that if the application is approved it should for a temporary period of one year to give time to assess whether the two extra umbrellas cause problems for the neighbouring properties with regard to any increased noise and smoke pollution.

**TRDC Decision:** Approved

**13. 18/1450/FUL**

ALPC meeting 08/08/2018

63 High Street Abbots Langley WD5 0AE - Change of use from Bank (Class A2) to Beauty salon (Sui Generis) and shop front alterations to include new large window and alterations to fenestration detail for Mrs Trang.

**ALPC Comment:** No objections.

**TRDC Decision:** Approved

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### Planning applications to be considered on 19<sup>th</sup> September 2018

#### Appendix B1

1. **18/1628/FUL** Valid date: 29/08/2018  
25 Harthall Lane Kings Langley WD4 8JW - Part single, part two storey rear extension and first floor side extension for Mr and Mrs Tetsall.
2. **18/1768/RSP** Valid date: 31/08/2018  
7 Ivy Close Leavesden Watford Hertfordshire WD25 7NQ - Retrospective: Conversion of garage to habitable accommodation including the insertion of new window to front elevation for Mr Raman Mittra.
3. **18/1769/FUL** Valid date: 29/08/2018  
Land adjacent Lakeview Railway Terrace Kings Langley Hertfordshire - Erection of 28 residential units, together with car parking, open space, landscaping and new vehicular and pedestrian access from Railway Terrace for Mr William Dalton.
4. **18/1748/FUL** Valid date: 04/09/2018  
Beaufort Court Egg Farm Lane Kings Langley Hertfordshire WD4 8LR - Alterations to entrance and waiting area for Mr James Whatmore.
5. **18/1719/FUL** Valid date: 04/09/2018  
The Swallows Shirley Road Abbots Langley Hertfordshire - Construction of a detached dwelling with associated parking and amenity space provision for Mr L Egan.
6. **18/1716/FUL** Valid date: 07/09/2018  
27 Greenways Abbots Langley Hertfordshire WD5 0EU - Two storey rear extension, single storey side and rear extension and front porch extension for Mrs Michelle Jee.