

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

23rd October 2019

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 30th October 2019 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 confirm Members attendance at the above meeting on 14th November 2019.
7. **Appeal**
To note the following appeal against refusal of planning permission:
19/0706/FUL - 37 Bateson Drive, Leavesden - Conversion of garage into a living room and installing a window at the front. Ref: APP/P1940/W/19/3232746

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Planning applications decided by Three Rivers District Council
Reported on 30th October 2019

Appendix A1

1. 19/1439/FUL ALPC meeting 28/08/2019
The Weald Bell Lane Bedmond WD5 0QT - Two storey rear extension for Mr And Mrs Clements.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
2. 19/1503/FUL ALPC meeting 28/08/2019
1 Lauderdale Road Hunton Bridge Kings Langley Hertfordshire WD4 8QA - Loft conversion including front, side and rear dormer windows and velux window to side roofslope for Dr M And Mrs J Overstolz.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
3. 19/1546/FUL ALPC meeting 28/08/2019
74 Marlin Square Abbots Langley Hertfordshire WD5 0EG - Proposed single storey rear and side extension, alterations to roof of existing rear projection and internal alterations with raised platform to rear for Mrs Angela Butcher.
ALPC Comment: No objections
TRDC Decision: refused
Reason: The proposed development would result in the provision of full height glazing in the flank wall facing no.76 Marlin Square. This would result in an unacceptable level of actual and perceived overlooking which would be detrimental to the residential amenities of occupiers of this neighbouring property and would be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
4. 19/1464/FUL ALPC meeting 28/08/2019
20 The Crescent Abbots Langley Hertfordshire WD5 0DS - Proposed garage demolition, new single storey rear, front and side extensions and alterations for Mr Nick Cooper.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
5. 19/1571/FUL ALPC meeting 28/08/2019
31B Upper Highway Abbots Langley Hertfordshire WD4 8PP - Demolition of existing garage/workshop and rear conservatory and erection of two storey side and rear extension, extensions to existing loft and rendering of all external walls for Mr Jason O'Reilly.
ALPC Comment: No objections
TRDC Decision: Approved
Reason:
6. 19/1543/FUL ALPC meeting 18/09/2019
40 Hazelbury Avenue Abbots Langley WD5 0DF - Conversion of garage to habitable accommodation and first floor side extension for Mr And Mrs Harding.

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ALPC Comment: Based on policy guidance of 1.2 metres, Members feel this proposed extension is too close to the boundary at first floor level.

TRDC Decision: Approved

Reason:

7. 19/1666/FUL ALPC meeting 18/09/2019

Land At Notley Farm Bedmond Road Abbots Langley Hertfordshire WD5 0GX - Change of use of land to equestrian use and erection of stable building, menage and associated parking for Mr P Spreckley and Miss L Waite.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

8. 19/1629/FUL ALPC meeting 09/10/2019

15 The Graylings Abbots Langley Hertfordshire WD5 0JQ - Demolition of existing shed and outbuildings and erection of a two storey side extension and provision of a pitched roof to front canopy and bay window for Mr And Mrs Mahdavi.

ALPC Comment: The members have no objection but feel as a corner site the side elevation would look better with a double aspect.

TRDC Decision: Approved

Reason:

9. 19/1717/FUL ALPC meeting 09/10/2019

89 Summerhouse Way Abbots Langley WD5 0DX - Demolition of existing outhouse and erection of a single storey side and rear extension for Mrs Mary Matthewson.

ALPC Comment: No objections

TRDC Decision: Approved

Reason:

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Planning applications to be considered on 30th October 2019

Appendix B1

1. **19/1940/FUL** Valid date: 08/10/2019
5 Helston Place Abbots Langley WD5 0NB - Single storey rear extension and alteration to porch for Nielsen.
2. **19/1869/RSP** Valid date: 09/10/2019
3 Austin Villas Woodside Road Abbots Langley WD25 0GD - Retrospective: Installation of a driveway for Mr Steven Blunden.
3. **19/1951/FUL** Valid date: 11/10/2019
11 Fernhills Hunton Bridge WD4 8PT - Single storey front extension, single storey rear extension, first floor side extension served by front and rear dormer windows and rooflights for Mr R Hall.
4. **19/1816/FUL** Valid date: 11/10/2019
22-33 And 40-51 Summerhouse Way Abbots Langley WD5 0DY - Variation of Conditions 2 (Approved Plans), 7 (Contamination), 15 (Energy Statement), 32 (Sustainable Drainage) and 33 (Sustainable Drainage Details) of planning permission 19/0883/FUL (Variation of Condition 33 (Sustainable Drainage) of planning permission 17/1290/FUL (Demolition of 24 existing apartments and redevelopment to provide 43 apartments (9 x one-bed and 34 x two-bed) and a three-bed dwelling house and associated development including parking and landscaping) to allow demolition to commence prior to submission of details pursuant to condition 33 (Surface Water Drainage Scheme)) to vary elevational details of the approved details and to vary the conditions to allow works to be carried out in accordance with submitted details | 22-33 And 40-51 Summerhouse Way Abbots Langley WD5 0DY for Jarvis Contracting Ltd.
5. **19/1944/FUL** Valid date: 14/10/2019
Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Development of T, U and V stages along with new office building and landscape improvements for Warner Brothers Studios.
6. **19/1925/FUL** Valid date: 15/10/2019
11 Bucknalls Lane Garston Watford Hertfordshire WD25 9NE - Construction of detached outbuilding to rear of site for Mr J Bones.
7. **19/1899/FUL** Valid date: 16/10/2019
172 Toms Lane Kings Langley WD4 8NZ - Two storey rear extension, insertion of dormers to flank roofslope and installation of raised patio to rear for Mr John McCairn.
8. **19/2001/FUL** Valid date: 17/10/2019
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.
9. **19/2040/RSP** Valid date: 21/10/2019
Kingley Park, Unit 1 Station Road Kings Langley WD4 8GW - Retrospective: External storage of materials within fenced compound for Mr V Wilcox.

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Appendix B2

1. **19/2033/FUL** Valid date: 21/10/2019
31 Roman Gardens Kings Langley WD4 8LG - Part conversion of existing garage/carport into habitable accommodation for Mr P Realmuto.
2. **19/2035/FUL** Valid date: 24/10/2019
7 Magnolia Avenue Abbots Langley Hertfordshire WD5 0SW - Ground floor side and front extension for Mr J Wyatt.
3. **19/1983/FUL** Valid date: 16/10/2019
101 Abbots Road Abbots Langley WD5 0BJ - Variation of Condition 2 (Approved Plans) of planning permission 19/1223/FUL (Conversion of garage to habitable accommodation, pitched roof canopy to front elevation, single storey rear extension, provision of raised rear patio and internal alterations) to increase width of single storey rear extension for Mr L Wright.