

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 11th March 2020 in the Council Offices, Langley Road, Abbots Langley.

Those present:

Vice-Chairman Councillor Owen Roe

Councillors: Councillor Jean Bowman
 Councillor Jane Lay
 Councillor Robin Powell
 Councillor John Swallow

Officers: Jodie Copeland - Council Administration Officer

The meeting opened at 7:30 pm.

363. Apologies for Absence

Apologies were received, accepted and recorded from Councillors Jane Lay, David Major and Jon Tankard.

364. Declarations of Interest

None

365. Public Participation

None

366. Planning Decisions from Three Rivers District Council

Planning decisions, as attached at Appendix A1, were noted by Members present.

367. Planning Applications as received from Three Rivers District Council

Members discussed the Planning applications list and **RESOLVED** the comments to be submitted to the District Council as attached at Appendix B1.

368. Highways and Transport Matters

Members noted the following road closures, which are valid for eighteen months.

- A41 Hempstead Road/Watford Road.
- Home Park Mill Link.

369. Removal of applicant names from agendas

Members noted the above.

The meeting closed at 8.20 pm.

Signed: _____

Dated: _____

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council Reported on 11th April 2020.

Appendix A1

1. **19/1816/FUL** ALPC meeting 30/10/2019

22-33 And 40-51 Summerhouse Way Abbots Langley WD5 ODY - 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 ODY.

ALPC Comment: No objections subject to the application conforming to all legislative requirements

TRDC Decision: Approved
2. **19/2205/FUL** ALPC meeting 04/12/2019

77 Trowley Rise Abbots Langley WD5 OLN - Two storey side extension and single storey side and rear extensions.

ALPC Comment: The members are concerned about the protruding east elevation and feel it will have an unduly incongruous effect on the street scene.

TRDC Decision: Approved
3. **19/2340/FUL & 19/2394/LBC** ALPC meeting 18/12/2019

4 Kingsfield Cottages Old Trowley Abbots Langley WD5 OLN - Installation of a front rooflight.

ALPC Comment: No objections

TRDC Decision: Refused

Reason: The proposed rooflight by virtue of its location and visual prominence, would be detrimental to the building's special interest and would result in harm to the significance of the Listed Building. The proposed development would cause less than substantial harm under paragraph 196 of the NPPF and is not outweighed by public benefits. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy, Policy DM3 of the Development Management Policies document and the NPPF (2019).
4. **19/2400/FUL** ALPC meeting 08/01/2020

58 Abbots Road Abbots Langley Hertfordshire WD5 0BG - Demolition of existing single storey rear extension and conservatory and erection of a two storey rear extension and internal alterations.

ALPC Comment: No objection

TRDC Decision: Approved

Abbots Langley Parish Council

5. 19/2396/FUL ALPC meeting 08/01/2020
Garages The Garth Abbots Langley WD5 0JJ - Demolition of existing garages and erection of two, two storey buildings each consisting of two, two bedroom flats with associated parking and landscaping and change of use of grass verge opposite and additional parking by junction with Long Elms.
ALPC Comment: No objection
TRDC Decision: Approved
6. 19/2424/FUL ALPC meeting 08/01/2020
1-3 Talbot Cottages Bedmond Road Abbots Langley Hertfordshire WD5 0QB - Double garage and alterations to existing parking.
ALPC Comment: No objection
TRDC Decision: Approved
7. 19/2499/FUL ALPC meeting 08/01/2020
15 Kindersley Way Abbots Langley Hertfordshire WD5 0DG - Two storey and single storey rear and side extensions, front roof canopy and raised patio to rear.
ALPC Comment: No objection
TRDC Decision: Approved
8. 19/2494/FUL ALPC meeting 08/01/2020
15 Merlin Way Leavesden WD25 7GJ - Conversion of garage into habitable room and new flank window.
ALPC Comment: No objection but members suggest that obscure glass is used for the window facing the neighbouring property.
TRDC Decision: Approved
9. 20/0011/FUL ALPC meeting 29/01/2020
29 The Garth Abbots Langley WD5 0JJ - Single storey rear extension.
ALPC Comment: The members feel that that this application should come under permitted development.
TRDC Decision: Approved

Abbots Langley Parish Council

Planning applications considered on 11th March 2020.

Appendix B1

1. 20/0280/FUL Valid date: 17/02/2020
80 Cunningham Way Leavesden WD25 7NL - Conversion of existing garage into habitable accommodation and alterations to fenestration.
No objections
2. 20/0065/OUT Valid date: 12/02/2020
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 (layout and scale reserved).
The members object to continued further development of the site within the greenbelt. They feel that the objections from no. 3 Coles Farm should be taken into account when deciding on this outline application. Proposals for this site have been refused previously and the members cannot see that any special circumstances have been demonstrated here.
3. 20/0301/FUL Valid date: 18/02/2020
Building 6 Hercules Way Leavesden Watford Hertfordshire WD25 7GS - Change of use of part of the ground floor from office (use class B1) to use as a children's nursery (use class D1) together with the provision of a new entrance and outside landscaped garden for use in conjunction with operations at Warner Bros. Studios Leavesden and Leavesden Park.
No objections
4. 20/0394/FUL Valid date: 21/02/2020
102 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of detached garage and store and erection of single storey rear extension and two storey side extension.
No objections
5. 20/00307/FUL Valid date: 24/02/2020
48 Gallows Hill Lane Abbots Langley WD5 0BY - Alterations to rear fenestration detail, removal of ground floor flank window and alterations to roof form of existing rear extension from pitched roof form to flat roof form including insertion of rooflight.
No objections
6. 20/0414/FUL Valid date: 26/02/2020
23 Rosehill Gardens Abbots Langley Hertfordshire WD5 0HF - Demolition of existing single storey side extension and porch and construction of single storey rear extension and two storey side extension.
No objections
7. 20/0334/BTU Valid date: 13/02/2020
BT Payphone Outside 57 High Street Bedmond Abbots Langley Hertfordshire WD5 0QP - Removal of public payphone (pay phone only, not the box itself).
Members support the removal of the pay phone at this location, but request that the whole box is removed and not just the phone inside.
8. 20/0440/FUL Valid date: 04/03/2020
123 South Way Abbots Langley WD5 0GZ - Single storey rear extension.
No objections