

## Abbots Langley Parish Council

Council Offices  
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WD5 0EJ

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30th July 2020.

To Members of the Planning and Highways Committee

Councillors: Jean Bowman, Jane Lay, David Major, Jon Tankard (Chairman), Robin Powell, Owen Roe (Vice-Chairman), John Wyatt.

The next meeting of the Planning and Highways Committee will be held virtually <sup>[1]</sup> on Wednesday 5<sup>th</sup> August 2020 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

<sup>[1]</sup> *Permitting legislation - The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020.*

### 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. **Highways and Transport Matters**  
To note the following road closures within the parish:
  - i. That length of Bridge Road/Hunton Bridge Hill, that length of East Lane, Abbots Langley from its junction with High Street south eastwards and southwards for its entire length ("the Road")

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- ii. To prohibit all pedestrians from using the footpath situated beneath the M25, Bedmond from its junction with East Lane southwards and south eastwards for a distance of approximately 804 metres ("the Footpath")

If the Order is made, it shall come into force on 24 August 2020 for a period of up to six months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road and Footpath.

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## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 5<sup>th</sup> August 2020.

#### Appendix A1

1. 20/0607/FUL ALPC meeting 22/04/2020  
28 Chapel Close Watford Hertfordshire WD25 7AR - Subdivision of site and construction of two storey end of terrace four-bedroom dwelling with loft accommodation and associated works including new vehicular access.  
**Councillor Comment:** Unsure of the 'Driveway' relationship to the dwelling?? Does this belong to the house in question or is it trespass??? Also should the proposed dwelling not be set 1.2m off the boundary? I have no issue with the building in theory, but if it breaks Three Rivers planning ideals then it has to be a no?  
**TRDC Decision:** Approved  
**Reason:**
2. 20/0618/FUL ALPC meeting 13/05/2020  
Home Park Works Station Road Kings Langley - Demolition of existing buildings and redevelopment with new workshop building and relocation of buggy area.  
**Councillor Comment:** Comments from members of the public should be taken into consideration.  
**TRDC Decision:** Refused  
R1 The proposed development, by virtue of the siting, height, width and depth of the proposed building would result in a materially larger building than the existing buildings to be removed and would result in significantly greater harm and adverse impact on the openness of the site and Green Belt. The proposed scale and siting of the hardstanding and enclosure would also result in the spread of harmful and urbanising development within the landscape to the detriment of the open and rural setting of the site and the openness of the Green Belt. The proposed development would result in visually greater encroachment of harmful and urbanising development within the landscape and the Green Belt in comparison to the existing development and would conflict with the purposes of including land within the Green Belt. The proposed development would therefore represent inappropriate development which, by definition, is harmful to the Green Belt and result in actual harm to the openness of the Green Belt. No very special circumstances exist to outweigh this harm. The proposal would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the National Planning Policy Framework.  
R2 In the absence of sufficient surveys and evidence it has not been demonstrated that the proposed development would not have an adverse impact on any protected species which may be present within or use the site. Failure to provide information results that necessary consideration and appropriate mitigation cannot be given to the impact of the development on protected species or their habitats contrary to Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).
3. 20/0820/FUL ALPC meeting 03/06/2020  
14 Lauderdale Road Hunton Bridge WD4 8QB - Two story side extension and single story rear extension.  
**ALPC Comment:** No comment  
**TRDC Decision:** Approved

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4. 20/0941/FUL ALPC meeting 03/06/2020  
10 Berkeley Close Abbots Langley WD5 0XA - Part single-storey, part two-storey side extension and new vehicular access including dropped kerb and crossover.  
ALPC Comment: No comment  
TRDC Decision: Approved
5. 20/0980/FUL ALPC meeting 03/06/2020  
1 Glenmore Gardens Abbots Langley WD5 0SN - First floor side extension, single storey front and rear extensions, part conversion of garage to habitable accommodation.  
ALPC Comment: No comment  
TRDC Decision: Refused  
**Reason:** The proposed first floor side and rear extension, and ground floor front extension, by reason of their bulk, massing, and design would appear overbearing, visually prominent, and contrived and would relate poorly to the character and appearance of the host dwelling. The extensions would cumulatively result in an overdevelopment at the application site, thereby appearing out of character with the host dwelling and the wider streetscene. The development would therefore be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
6. 20/0999/FUL ALPC meeting 03/06/2020  
86 Trowley Rise Abbots Langley WD5 0LW - Demolition of existing outbuildings and construction of single storey detached annexe.  
ALPC Comment: No comment  
TRDC Decision: Approved
7. 20/1003/FUL ALPC meeting 24/06/2020  
Chestnut Lodge Allans Way Abbots Langley - Single storey rear extension.  
ALPC Comment: No comment  
TRDC Decision: Approved
8. 20/1030/FUL ALPC meeting 24/06/2020  
1 Kindersley Way Abbots Langley WD5 0DG - Two storey side extension, single storey side and rear extensions and rear raised patio.  
ALPC Comment: No comment  
TRDC Decision: Approved
9. 20/1066/FUL ALPC meeting 24/06/2020  
34 Orchard Avenue Abbots Langley Watford - Single storey rear extension, conversion of integral garage to habitable accommodation and construction of single storey front extension.  
ALPC Comment: No comment  
TRDC Decision: Approved

## Abbots Langley Parish Council

Planning applications to be considered on 5<sup>th</sup> August 2020.

### Appendix B1

1. 20/1357/FUL Valid date: 13/07/2020  
Riverside Old Mill Road Hunton Bridge - Front extension to detached guest house/garage.
2. 20/1401/FUL Valid date: 27/07/2020  
Riverside Old Mill Road Hunton Bridge - Increase in height of front boundary wall and creation of bin storage area
3. 20/1378/PDNT Valid date: 10/07/2020  
Street Record Aerodrome Way Leavesden - Permitted Development Notice Telecommunications: Erection of 18m Phase 8 Monopole with wraparound Cabinet at base and associated ancillary works.
4. 20/1353/FUL Valid date: 13/07/2020  
Meadow Farm Hyde Lane Nash Mills - Construction of a 20m x 40m Manege.
5. 20/1246/FUL Valid date: 14/07/2020  
1-21 Wander Wharf Kings Langley Hertfordshire - Replacement of existing windows and doors to new uPVC windows and doors.
6. 20/1386/FUL Valid date: 15/07/2020  
Unit 3 Monaco Works Station Road Kings Langley - First floor extension to create office accommodation at first floor level.
7. 20/1413/FUL Valid date: 23/07/2020  
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension.
8. 20/1447/FUL Valid date: 27/07/2020  
Parkview Bucknalls Close Garston - Erection of electric sliding gate to car park.
9. 20/1512/FUL Valid date: 27/07/2020  
West Herts College Home Park Mill Link Kings Langley - Variation of Condition 12 (Landscape Management) of application 18/1034/OUT: (Outline Application: demolition of existing college building and redevelopment for a residential development of up to 65 flats [Appearance, Landscaping, Layout and Scale reserved]) to allow changes to landscaping scheme.