

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
WD5 0EJ

Contact Details for Meeting Link
01923 265139
planning@abbotslangley-pc.gov.uk

20th August 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 ^[1] on Wednesday 26th 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

^{1]} *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.

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Planning applications decided by Three Rivers District Council
Reported on 26th August 2020.

Appendix A1

1. 20/0973/FUL ALPC meeting 24/06/2020
27 Gable Close Abbots Langley WD5 0LD - Subdivision of site and construction of detached bungalow with loft accommodation served by rear dormer.
ALPC Comment: Councillor Comment: Overcrowding, shoehorning in, out of character. Unsure of how this would be deemed acceptable in a street of this nature. Overdevelopment of the site and encloses the ground floor flat to the adjacent property.
Councillor Comment: Objections from residents must be taken into consideration as they clearly have some valid points.
Councillor Comment: Object to the proposal.
TRDC Decision: Refused
Reason: R1 The proposed development, by reason of its siting, layout and design would introduce a cramped, contrived and incongruous form of development which would be detrimental to the character and appearance of the area and visual amenities of the street scene. The proposal would therefore be contrary to Policies CP1, CP3 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
R2 The proposed development would further increase the existing shortfall in parking provision. This shortfall of parking provision would result in a significant increase for pressure in parking outside the site to the detriment of the visual character of the area and resulting in harm to the free flow of highway movements. The development would therefore be contrary to Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendix 5 of the Development Management Policies document (adopted July 2013).
R3 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).
2. 20/1077/FUL ALPC meeting 24/06/2020
57 Magnolia Avenue Abbots Langley WD5 0SW - Single-storey rear extension, conversion of garage into habitable accommodation and associated internal alterations.
ALPC Comment: No comment
TRDC Decision: Approved
3. 20/1096/FUL, 20/1097/LBC ALPC meeting 24/06/2020
11 Home Park Cottages Station Road Kings Langley - Single storey front and rear extensions.
ALPC Comment: Councillor Comment: Unsure of the style of the front extension, monopitch design, and the exposed wall detract from the character of the building
TRDC Decision: Approved
4. 20/1152/FUL ALPC meeting 24/06/2020
Larchwood 6 Gallows Hill Abbots Langley - Detached timber framed car port to front garden.
ALPC Comment: Councillor Comment: No objection
TRDC Decision: Approved

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5. 20/1041/FUL ALPC meeting 24/06/2020
45 High Street Abbots Langley Hertfordshire - Alterations to existing frontage and access ramp and associated signage.
ALPC Comment: No comment
TRDC Decision: Approved
6. 20/1042/ADV ALPC meeting 24/06/2020
45 High Street Abbots Langley Hertfordshire - Advertisement consent: Externally illuminated signage, alterations to existing frontage and access ramp.
ALPC Comment: No comment
TRDC Decision: Approved
7. 20/1165/FUL ALPC meeting 24/06/2020
Land To The South East Of White House Farm Harthall Lane Kings Langley - Erection of agricultural livestock building.
ALPC Comment: No comment
TRDC Decision: Approved
8. 20/1078/FUL ALPC meeting 24/06/2020
52 Harlech Road Abbots Langley WD5 0BF - Part-retrospective: Construction of single-storey outbuilding in rear garden.
ALPC Comment: Councillor Comment: Fully approve of design
TRDC Decision: Approved
9. 20/1153/FUL ALPC meeting 15/07/2020
128 Toms Lane Kings Langley WD4 8NR - Construction of a detached outbuilding.
ALPC Comment: The members agree with comments from the neighbouring property regarding the proximity to the boundary and feel that this should be addressed.
TRDC Decision: Approved

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Planning applications to be considered on 26th August 2020.

Appendix B1

1. 20/1560/FUL Valid date: 31/07/2020
St Lawrence Church Vicarage 6 High Street Abbots Langley - Variation of Condition 8 (Stopping up of access) of planning permission 17/0643/FUL (Erection of timber framed detached outbuilding and creation of new vehicular access from St Lawrence Close) to extend the time period for implementation of the soft landscaping.
2. 20/1502/FUL Valid date: 30/07/2020
The Jays Bell Lane Bedmond WD5 0QT - Single storey rear extension.
3. 20/1426/CLED Valid date: 28/07/2020
32 Oak Green Abbots Langley WD5 0PG - Certificate of Existing Development: Erection of a fence and associated concrete posts.
4. 20/1454/FUL Valid date: 29/07/2020
Brookdell Yard St Albans Road Garston - Demolition of existing office building and erection of new offices to existing workshop and vehicle testing station.
5. 20/1585/FUL Valid date: 07/08/2020
78 Harlech Road Abbots Langley WD5 0BF - Single storey rear extension.
6. 20/1607/FUL Valid date: 10/08/2020
Harthall Acres 60 Harthall Lane Kings Langley - Loft conversion including front and rear dormer windows, front rooflight, front porch, single storey rear extension, alterations to fenestration and alterations to external materials.
7. 20/1636/FUL Valid date: 13/08/2020
17 Langley Road Abbots Langley WD5 0EH - Part single-storey, part two-storey front, side and rear extension and hip to gable extension to roof form.
8. 20/1602/FUL Valid date: 12/08/2020
16B Abbots Road Abbots Langley WD5 0AZ - Replacement of windows and door to front and window to side elevation.