

## Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 5<sup>th</sup> August 2020 on the Zoom Video and Teleconferencing Platform. <sup>[1]</sup>.

Those present:

Vice-Chairman                      Councillor Owen Roe

Councillors:                          Councillor Jane Lay  
                                                Councillor David Major  
                                                Councillor Robin Powell

Officers:                                Tim Perkins - Clerk to the Parish 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.*

The meeting opened at 7:30 pm.

**88. Apologies for absence**

Apologies were received accepted and recorded from Councillor Jon Tankard who had got held up on the way to the meeting.

**89. Declarations of interest**

None.

**90. Public participation**

None.

**91. Planning Decisions from Three Rivers District Council**

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

**92. 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.

**93. Highways and Transport Matters**

Members noted the proposed road and footpath closures at Bridge Road/Hunton Bridge Hill and the East Lane pedestrian underpass.

The meeting closed at 7.55 pm.

Signed: \_\_\_\_\_

Dated: \_\_\_\_\_

## 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

## Abbots Langley Parish Council

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.  
**No comment.**
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  
**No comment.**
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.  
**No comment.**
4. 20/1353/FUL Valid date: 13/07/2020  
Meadow Farm Hyde Lane Nash Mills - Construction of a 20m x 40m Manege.  
**No comment.**
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.  
**No comment.**
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.  
**Members noted the points raised by Network Rail and have no further comments providing the extension is only used as office accommodation and not residential.**
7. 20/1413/FUL Valid date: 23/07/2020  
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension.  
**No comment.**
8. 20/1447/FUL Valid date: 27/07/2020  
Parkview Bucknalls Close Garston - Erection of electric sliding gate to car park.  
**No comment.**
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.  
**Members noted the application and are concerned that the plans adequately address any flooding risk, as this area is prone to flooding from the historical mill stream.**