

## Abbots Langley Parish Council

Council Offices  
Langley Road  
Abbots Langley  
Herts  
WD5 0EJ

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16th November 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 18<sup>th</sup> November 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. **To confirm the Minutes of the Meetings held on**  
16<sup>th</sup> September, 7<sup>th</sup> and 28<sup>th</sup> October 2020.
5. **Planning Decisions from Three Rivers District Council**  
To note the recent decisions as listed in Appendix A1.
6. **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.
7. **Highways and Transport Matters**  
To note the following road closures within the parish:  
  
That length of Abbots Road, Abbots Langley from its junction with High Street north westwards for a distance of approximately 362 metres ("the Road"). An alternative route will be via High Road, Gallows Hill Lane, Gallows Hill and Abbots Road. The Order is needed because utility service connection works are proposed to be executed on or near the Road.

## Abbots Langley Parish Council

### 8. Appeal

To note the following appeals against refusal of planning permission:

- i. 20/0973/FUL- 27 Gable Close Abbots Langley WD5 0LD, Subdivision of site and construction of detached bungalow with loft accommodation served by rear dormer  
Ref: APP/P1940/W/20/3257727
- ii. 20/0980/FUL- 1 Glenmore Gardens Abbots Langley WD5 0SN, First floor side extension, single storey front and rear extensions, part conversion of garage to habitable accommodation Ref: APP/P1940/D/20/3258369

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## Abbots Langley Parish Council

### Planning applications decided by Three Rivers District Council Reported on 18<sup>th</sup> November 2020.

#### Appendix A1

1. 20/1098/LBC ALPC meeting 24/06/2020  
11 Home Park Cottages Station Road Kings Langley - Listed Building Consent: Single storey rear extension, treatment of damp and woodworm infestation, alterations to bathroom, rewiring of entire property, installation of a gas central heating system and replacement of existing UPVC windows.  
**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 with Conditions - See TRDC Planning Online.
2. 20/1766/FUL ALPC meeting 16/09/2020  
50 Kindersley Way Abbots Langley Hertfordshire - Single and two storey side and rear extensions.  
**ALPC Comment:** Members are concerned about the tandem parking situation.  
**TRDC Decision:** Approved.
3. 20/1739/FUL ALPC meeting 16/09/2020  
75 Cunningham Way Leavesden WD25 7NG - Conversion of garage into habitable accommodation.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved.
4. 20/1389/FUL ALPC meeting 16/09/2020  
Shannon House Station Road Kings Langley - External alterations to building including increase in ridge height to roof, insertion of velux rooflights and windows and alterations to external materials.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved.
5. 20/1799/FUL ALPC meeting 16/09/2020  
Trotsdem Chequers Lane Abbots Langley - Erection of a detached garage.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Refused.  
**Reason:** The proposed garage by virtue of its size, scale and siting would constitute inappropriate development in the Green Belt, which, by definition, is harmful. There would also be harm to the openness of the Green Belt by reason of the scale of the proposed garage and spread of development across the site. No very special circumstances have been provided which outweigh the inappropriateness of the development and other identified harm. As such, the development is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2019).
6. 20/1792/FUL ALPC meeting 16/09/2020  
18 Edinburgh Drive Abbots Langley WD5 0TU - Single storey rear extension.  
**ALPC Comment:** No objection.  
**TRDC Decision:** Approved.

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7. 20/1775/FUL ALPC meeting 16/09/2020  
Access Off Langleybury Lane Langleybury Hertfordshire - Retrospective: Erection of palisade fence and associated gate.  
ALPC Comment: The members have no objection for a fence to be put in place however if granted, they feel the permission should be on a temporary basis for 5 years.  
TRDC Decision: Approved - with conditions including temporary permission for 3 years - See TRDC Planning Online for full details.
8. 20/1708/FUL ALPC meeting 07/10/2020  
172 Toms Lane Kings Langley WD4 8NZ - Single storey rear extension and replacement of four dormer windows.  
ALPC Comment: No objection.  
TRDC Decision: Approved.
9. 20/1837/FUL ALPC meeting 07/10/2020  
107 Kindersley Way Abbots Langley Hertfordshire - Single storey rear conservatory.  
ALPC Comment: No objection.  
TRDC Decision: Approved.
10. 20/1857/FUL ALPC meeting 07/10/2020  
94 Trowley Rise Abbots Langley Hertfordshire - Part single, part two storey side and rear extension.  
ALPC Comment: No objection.  
TRDC Decision: Approved.
11. 20/1905/FUL ALPC meeting 07/10/2020  
10 Creasy Close Abbots Langley WD5 0HS - Loft conversion including rear dormer and front rooflights.  
ALPC Comment: No objection.  
TRDC Decision: Approved.
12. 20/1769/FUL ALPC meeting 07/10/2020  
5 Church Hill Bedmond WD5 0RW - Retrospective: Render of front elevation and painting of tile hanging and roof tiles.  
ALPC Comment: No objection.  
TRDC Decision: Approved.

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Planning applications to be considered on 18<sup>th</sup> November 2020.

### Appendix B1

1. 20/2186/FUL Valid date: 27/10/2020  
128 Toms Lane Kings Langley WD4 8NR - Construction of a new roof to existing garage.
2. 20/2269/FUL Valid date: 03/11/2020  
6 Halifax Close Leavesden Watford - Single storey rear extension, external and internal alterations.
3. 20/2253/FUL Valid date: 03/11/2020  
Westcott Bedmond Road Bedmond - Demolition of existing conservatory and erection of single storey front and side extensions.
4. 20/2334/CLED Valid date: 05/11/2020  
Annex II 60 Harthall Lane Kings Langley - Certificate of Existing Use: Conversion of stable to a residential dwelling.
5. 20/2306/FUL Valid date: 04/11/2020  
2 Arundel Road Abbots Langley WD5 0TP - First floor side and single storey rear extension, conversion of garage and single storey side extension to form a garage.
6. 20/2270/FUL Valid date: 05/11/2020  
38 Magnolia Avenue Abbots Langley Hertfordshire - Single storey rear extension, part garage conversion to habitable accommodation and alterations.
7. 20/2132/FUL Valid date: 04/11/2020  
Recreation Ground Primrose Hill Kings Langley - District Council Application: Refurbishment of existing play area including the installation of new play equipment, soft landscaping, a cycle track and seating.
8. 20/2358/FUL Valid date: 06/11/2020  
97 Roman Gardens Kings Langley WD4 8LP - 97 Roman Gardens Kings Langley WD4 8LP.
9. 20/2151/FUL Valid date: 22/10/2020  
73 Kindersley Way Abbots Langley WD5 0DG - Demolition of existing garage and single-storey front, side and rear extension, provision of raised patio area and alterations to fenestration detail.
10. 20/2301/LBC Valid date: 05/11/2020  
Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Internal and external repairs to the kitchen and north bay window, including repairs to roof, walls, ceilings and kitchen windows.
11. 20/2310/FUL Valid date: 09/11/2020  
71 Bucknalls Lane Garston WD25 9NE - Construction of two storey ancillary annexe fronting and accessed via Farriers Way.
12. 20/2323/FUL Valid date: 10/11/2020  
19 Broomfield Rise Abbots Langley Hertfordshire - Demolition of existing conservatory and outbuilding and construction of single-storey front, side, and rear extension.

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13. 20/2327/FUL

Valid date: 10/11/2020

55 Cunningham Way Leavesden Watford - Single storey rear extension and insertion of windows to eastern side elevation.

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Appendix B2

1. 20/1985/FUL Valid date: 14/10/2020  
96 The Crescent Abbots Langley Hertfordshire WD5 0DS - Construction of external staircase and walkway for existing first floor office.
2. 20/2333/FUL Valid date: 11/11/2020  
3 Lauderdale Road Hunton Bridge WD4 8QA - Demolition of garage and garden shed, construction of new garage with covered garden space to rear.