

Abbots Langley Parish Council

Council Offices
Langley Road
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21st January 2021

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 27th January 2021 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. **To confirm the Minutes of the Meetings held on**
18th November, 2nd and 16th December 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. **Appeal**
To note the following appeal against refusal of planning permission:
 - i. 20/1163/FUL- 11 Gallows Hill Abbots Langley WD4 8PG, Erection of outbuilding to rear garden including accommodation at first floor level served by a dormer window and rooflights APP/P1940/D/20/3261415.

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Planning applications decided by Three Rivers District Council
Reported on 27th January 2021.

Appendix A1

1. 20/2253/FUL ALPC meeting 18/11/2020
Westcott Bedmond Road Bedmond - Demolition of existing conservatory and erection of single storey front and side extensions.
ALPC Comment: No objection
TRDC Decision: Approved
2. 20/2270/FUL ALPC meeting 18/11/2020
38 Magnolia Avenue Abbots Langley Hertfordshire - Single storey rear extension, part garage conversion to habitable accommodation and alterations.
ALPC Comment: No objection
TRDC Decision: Approved
3. 20/2358/FUL ALPC meeting 18/11/2020
97 Roman Gardens Kings Langley WD4 8LP - Single storey side/rear extension and enlargement of existing porch.
ALPC Comment: No objection
TRDC Decision: Approved
4. 20/2301/LBC ALPC meeting 18/11/2020
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.
ALPC Comment: Members are in favour of the application if the repairs secure the building.
TRDC Decision: Approved
5. 20/2310/FUL ALPC meeting 18/11/2020
71 Bucknalls Lane Garston WD25 9NE - Construction of two storey ancillary annexe fronting and accessed via Farriers Way.
ALPC Comment: No objection
TRDC Decision: Refused

Reason: R1 The proposed two storey building, by virtue of its height, width, depth and siting, would result in an incongruous and unduly prominent feature to the detriment of the visual amenities of the street scene of Farriers Way and Bucknalls Lane. Furthermore the siting of the building, change of use of the land and associated hardstanding and boundary treatments on an area of undeveloped open space, which makes a positive contribution to the visual amenities of Farriers Way, would result in a prominent, contrived and dominant development that would result in significant demonstrable harm to the visual amenities of the street scene and character of this part of Farriers Way.

R2 The proposed development, by virtue of its height, width, depth and siting close to the eastern boundary, would result in a dominant, oppressive and unneighbourly form of development that would negatively affect the enjoyment of the neighbouring garden to the detriment of the neighbouring residential amenities. The proposal would also result in unacceptable overlooking of the neighbouring properties.

R3 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing.

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6. 20/2420/LBC ALPC meeting 02/12/2020
12 Home Park Cottages Station Road Kings Langley - Repair of lean to roof, repair and re-pointing of low level chimney stack and removal of satellite dish.
ALPC Comment: No objection
TRDC Decision: Approved
7. 20/2449/FUL ALPC meeting 02/12/2020
23 Follett Drive Abbots Langley WD5 0LP - Demolition of existing garage and erection of single storey side and rear extension.
ALPC Comment: The members preference would be that the works match the neighbouring extension to create a harmonious street scene.
TRDC Decision: Approved
8. 20/2399/RSP/20/2400/LBC ALPC meeting 02/12/2020
1 Old Farm Cottages Langleybury Lane Langleybury - Retrospective: Retention of replacement garden wall.
ALPC Comment: No objection
TRDC Decision: Approved
9. 20/2480/FUL ALPC meeting 02/12/2020
23 Bateson Drive Leavesden WD25 7ND - Conversion of garage to habitable accomodation.
ALPC Comment: No objection providing adequate parking is maintained on site.
TRDC Decision: Approved
10. 20/2262/FUL ALPC meeting 02/12/2020
28 Water Lane Kings Langley WD4 8HN - Conversion of outbuilding into music room and store.
ALPC Comment: No objection
TRDC Decision: Approved
11. 20/2347/FUL ALPC meeting 02/12/2020
36 Greenways Abbots Langley WD5 0EU - Single storey rear extension and internal alterations.
ALPC Comment: No objection
TRDC Decision: Approved

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Planning applications to be considered on 27th January 2021.

Appendix B1

1. 20/2694/FUL Valid date: 30/12/2020
21 Abbots Road Abbots Langley WD5 0AY - Part single, part two storey side and rear extensions, loft conversion including two dormer windows and rooflights.
2. 20/2792/FUL Valid date: 30/12/2020
16 The Crescent Abbots Langley WD5 0DS - Single storey rear extension and alteration to external materials.
3. 20/2791/FUL Valid date: 07/01/2021
Home Park Works Station Road Kings Langley - Demolition of existing buildings and redevelopment with new workshop building and relocation of buggy area.
4. 20/2760/LBC Valid date: 07/01/2021
Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Permanent alterations to interior and exterior of Langleybury House as a result of filming use (retrospective).
5. 20/2759/LBC Valid date: 07/01/2021
Langleybury House Langleybury Lane Langleybury - Listed Building Consent: Temporary alterations to interior and exterior of Langleybury House for film set dressings (retrospective).
6. 20/2719/FUL Valid date: 06/01/2021
47 Tudor Manor Gardens Garston WD25 9TQ - Single storey rear extension, alteration to front projection and addition of first floor to create a two storey dwelling served by two storey projections to front and rear and front and rear dormers, alterations to frontage including new access and alterations to fenestration.
7. 20/2805/FUL Valid date: 13/01/2021
The Bell Public House 117 Primrose Hill Kings Langley - Conversion of disused pub to three flats, erection of two, two-storey semi-detached dwellings and provision of vehicular access and associated parking.
8. 20/2839/FUL Valid date: 14/01/2021
2 Ivy Close Leavesden WD25 7NQ - Single storey side and rear extension.
9. 21/0005/RSP Valid date: 15/01/2021
22 Edinburgh Drive Abbots Langley WD5 0TU - Retrospective: Change of use from residential use (C3) to mixed used part residential (C3) and part commercial.
10. 21/0034/RSP Valid date: 13/01/2021
29 Royce Grove Leavesden Watford - Retrospective: Change of use of land to extend residential curtilage and erection of boundary wall.