

Abbots Langley Parish Council

Minutes of the Planning & Highways Committee Meeting held at 7.30 p.m. on Wednesday 18th November 2020 on the Zoom Video and Teleconferencing Platform. ^[1].

Those present:

Vice-Chairman Councillor Owen Roe

Councillors: Councillor Jane Lay
 Councillor David Major
 Councillor Robin Powell

Officers: Jodie Copeland - Council Administration Officer

^[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.*

The meeting opened at 7:30 pm.

199. Apologies for absence

Apologies were received, accepted and recorded from Councillor Jean Bowman, Councillor Jon Tankard and Councillor John Wyatt.

200. Declarations of interest

None

201. Public participation

None

202. To confirm the minutes of the previous meetings

It was agreed by all members present and RESOLVED that the minutes of the meetings held on 16th September, 7th and 28th October 2020, copies of which had been sent to all Members of the Parish Council and which had been adopted by the Council, be taken as read.

203. Planning Decisions from Three Rivers District Council

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

204. 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.

205. Highways and Transport Matters

Members noted the temporary road closure.

206. Appeals

Members noted the follows appeals against the refusal of planning permission:

- i. 20/0973/FUL- 27 Gable Close Abbots Langley WD5 0LD Ref:
APP/P1940/W/20/3257727
- ii. 20/0980/FUL- 1 Glenmore Gardens Abbots Langley WD5 0SN Ref:
APP/P1940/D/20/3258369

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The meeting closed at 8.13pm.

Signed: _____

Dated: _____

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Planning applications decided by Three Rivers District Council Reported on 18th 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.

Reason:
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.

Reason:
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.

Reason:
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.

Reason:
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

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18 Edinburgh Drive Abbots Langley WD5 0TU - Single storey rear extension.

ALPC Comment: No objection.

TRDC Decision: Approved.

Reason:

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.

Reason:

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.

Reason:

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.

Reason:

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.

Reason:

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.

Reason:

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.

Reason:

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Planning applications considered on 18th 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.
The members have no objection and feel that this is an improvement on the existing roof.
2. **20/2269/FUL** Valid date: 03/11/2020
6 Halifax Close Leavesden Watford - Single storey rear extension, external and internal alterations.
No objection.
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.
No objection.
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.
No objection providing the property has been lived in for over 4 years.
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.
No objection.
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.
No objection.
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.
Application noted.
8. **20/2358/FUL** Valid date: 06/11/2020
97 Roman Gardens Kings Langley WD4 8LP - Single storey side/rear extension and enlargement of existing porch.
No objection.
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.
No objection.
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.

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Members are in favour of the application if the repairs secure the building.

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.
No objection.
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.
No objection.
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.
No objection but members suggest that obscure glass and restricted opening of windows should be used on the east side alterations.
14. 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.
The members object to the application. They feel that the proposed staircase and walkway is domineering and incongruous. It will be visible from the road and conservation area and likely to obstruct refuse vehicles entering the area. The plans do not explain why the external entry is required. It is not a fire escape, so is it good practice for staff and customers to enter the office via an outside staircase and walkway? If officers are minded to approve this application, members request that it is referred to Three Rivers Planning Committee for consideration.
15. 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.
No objection.