

Abbots Langley Parish Council

Council Offices
Langley Road
Abbots Langley
Herts
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3rd March 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 10th March 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. **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.
6. **Planning Application 19/0646/OUT - MOTO M25 Service Area**
To consider the amended documents for the above planning application and make any comments specific to these documents.
7. **Highways and Transport Matters**
To note the following road closures and restrictions within the parish:
 - i. That length of Home Park Mill Link, Kings Langley/Bulls Green from its junction with the A4251 Watford Road roundabout north eastwards to its junction with Station Road ("the Road"), a distance of approximately 480 metres.
 - ii. That length of Chequers Lane, Abbots Langley from its junction with A405 North Orbital Road north westwards for a distance of approximately 141 metres.

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- iii. That length of Gypsy Lane, Abbots Langley from a point in line with the western boundary of No.40 Gypsy Lane south westwards for a distance of approximately 30 metres ("the Road").
- iv. To prohibit all vehicular traffic from using the service road fronting Nos.1-21 Railway Terrace, Kings Langley from its northernmost junction with Railway Terrace south eastwards and south westwards for a distance of approximately 238 metres ("the Road"), except for access.

8. Appeal

To note the following appeals against refusal of planning permission:

- i. 20/2078/FUL - Four Winds Bell Lane Bedmond Abbots Langley, Demolition of existing garage and construction of part single, part two storey side and rear extension. Ref: APP/P1940/D/21/3267766

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Planning applications decided by Three Rivers District Council Reported on 10th March 2021.

Appendix A1

1. 20/2132/FUL ALPC meeting 18/11/2020
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.
ALPC Comment: Application noted
TRDC Decision: Approved
2. 20/2667/FUL ALPC meeting 06/01/2021
Warner Bros. Studios Leavesden Warner Drive Watford - Temporary change of use
of land for the purposes of external film production, construction of internal
access track and associated works for a period of 2 years
ALPC Comment: Letter submitted
TRDC Decision: Approved with conditions - see TRDC Planning online
3. 20/2739/FUL ALPC meeting 06/01/2021
11 Follett Drive Abbots Langley WD5 0LP - Erection of detached outbuilding.
ALPC Comment: No objection
TRDC Decision: Approved
4. 20/2733/FUL ALPC meeting 06/01/2021
10 Fernhills Hunton Bridge WD4 8PT - Single storey rear extension and new raised
patio.
ALPC Comment: No objection
TRDC Decision: Approved
5. 20/2646/FUL ALPC meeting 06/01/2021
23 Lauderdale Road Hunton Bridge WD4 8QA - Single storey side and rear
extension.
ALPC Comment: No objection
TRDC Decision: Approved
6. 20/2545/FUL ALPC meeting 06/01/2021
5 Hyde Terrace Bedmond Road Pimlico - Construction of detached outbuilding.
ALPC Comment: No objection
TRDC Decision: Approved
7. 20/2775/FUL ALPC meeting 06/01/2021
21 Gallows Hill Abbots Langley WD4 8PG - Single storey rear extension and
alterations.
ALPC Comment: No objection
TRDC Decision: Approved

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8. 20/2590/FUL ALPC meeting 06/01/2021
32A Hamilton Road Hunton Bridge WD4 8PZ - Single storey rear extension and first floor extension to create a two storey dwelling.
ALPC Comment: The Committee understand that the majority of work comes under permitted development. There are no objections providing that the neighbouring bungalow is not affected. We would hope that all building materials are kept off the public highway.
TRDC Decision: Approved
9. 20/2678/FUL ALPC meeting 06/01/2021
21 Tudor Manor Gardens Garston WD25 9TQ - Erection of a two storey and single storey rear extension.
ALPC Comment: No objections providing that this doesn't infringe of number 22 rights to light.
TRDC Decision: Approved
10. 20/2694/FUL ALPC meeting 27/01/2021
21 Abbots Road Abbots Langley WD5 0AY - Part single, part two storey side and rear extensions, loft conversion including two dormer windows and rooflights.
ALPC Comment: Members feel the scale is a little obtrusive for a corner site.
TRDC Decision: Approved with conditions including: first floor level in the north western flank elevation shall be fitted with purpose made obscured glazing. See TRDC Planning Online.
11. 20/2792/FUL ALPC meeting 27/01/2021
16 The Crescent Abbots Langley WD5 0DS - Single storey rear extension and alteration to external materials.
ALPC Comment: No objection
TRDC Decision: Approved
12. 20/2719/FUL ALPC meeting 27/01/2021
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.
ALPC Comment: The members feel that the plans are overbearing and un-neighbourly. The front projection with the hipped roof looks out of character with the main street scene.
TRDC Decision: Approved

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Planning applications to be considered on 10th March 2021.

Appendix B1

1. 21/0247/FUL Valid date: 12/02/2021
100 Toms Lane Kings Langley WD4 8NL - Single storey rear extension and alterations to existing side extension including increase in roof height, insertion of rooflights and dormer window.
2. 21/0161/FUL Valid date: 15/02/2021
99 Gallows Hill Abbots Langley WD4 8LY - Construction of single storey rear extension, loft conversion with rear dormer and rooflights to front.
3. 21/0219/FUL Valid date: 16/02/2021
164 Toms Lane Kings Langley WD4 8NZ - Two storey side and single storey rear extension and loft conversion including front and rear dormer windows.
4. 21/0108/PDND Valid date: 12/02/2021
Northcotts Long Elms Close Abbots Langley - Prior Notification of Demolition: Demolition of the Northcotts sheltered housing block.
5. 21/0270/FUL 21/0271/LBC Valid date: 16/02/2021
St Lawrence Church Vicarage 6 High Street Abbots Langley - Refurbishment of existing building, erection of orangery, single storey extension, loft conversion including rear dormers and detached outbuilding.
6. 21/0287/FUL Valid date: 17/02/2021
69 Bucknalls Lane Garston Watford - Single storey front and rear extensions, roof extension including increase in ridge height to create a two storey dwelling with front dormer window and alterations to fenestration.
7. 21/0158/FUL Valid date: 17/02/2021
4 Gallows Hill Abbots Langley WD4 8PJ - Demolition of existing rear conservatory and construction of single storey rear extension, hip to gable roof alterations, rear dormer and front rooflights.
8. 21/0136/FUL Valid date: 17/02/2021
9 Lapwing Way Abbots Langley WD5 0GG - Demolition of existing conservatory and erection of a single storey side/rear extension, external landscaping and associated works.
9. 21/0173/FUL Valid date: 17/02/2021
Land Adjoining Blenheim Cottage Bucks Hill Kings Langley - Change of use of land to use for equestrian use including erection of stable block and hay store, provision of hardstanding, construction of driveway and manege.
10. 21/0310/FUL Valid date: 17/02/2021
63 Kindersley Way Abbots Langley WD5 0DG - Part single, part two storey rear extension, single storey side extension, alterations to raised patio and alterations to front elevation including changes to external materials.
11. 21/0340/FUL Valid date: 23/02/2021
21 Lauderdale Road Hunton Bridge Kings Langley - Part two storey, part single storey rear extension and alterations to raised patio.

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12. 21/0339/FUL Valid date: 24/02/2021
122 Toms Lane Kings Langley Hertfordshire - Single storey rear and side extensions, front porch and increase in ridge height to include loft accommodation served by front and rear dormer window and rooflights.
13. 21/0460/ADV Valid date: 24/02/2021
Langleybury House Langleybury Lane Langleybury - Advertisement Consent: Erection of 2no. non-illuminated signs at the entrance to the Drive, and 1no. non-illuminated sign at the entrance to Home Farm Drive.
14. 21/0298/FUL Valid date: 23/02/2021
76 Marlin Square Abbots Langley Hertfordshire - Proposed single storey rear extension and external and internal alterations (joint application with no. 74).
15. 21/0297/FUL Valid date: 23/02/2021
74 Marlin Square Abbots Langley Hertfordshire - Single storey rear extension.
16. 21/0198/FUL Valid date: 23/02/2021
128 Toms Lane Kings Langley WD4 8NR - Roof extensions and loft conversion with side rooflights and rear extension infill, front porch and bay windows.
17. 21/0382/FUL Valid date: 25/02/2021
1 Manor House Gardens Abbots Langley WD5 0DH - Demolition of existing conservatory and erection of single storey rear extension, raised patio, alterations to fenestration and alterations to existing garage.

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Planning applications to be considered on 10th March 2021.

Appendix B2

1. 21/0417/FUL Valid date: 01/03/2021
173 Abbots Road Abbots Langley WD5 0BN - Extension to existing patio and additional landscaping works to rear garden.
2. 21/0402/FUL Valid date: 01/03/2021
15 Fay Green Abbots Langley WD5 0JP - Single storey rear extension, front porch extension and two storey side extension.
3. 21/0182/FUL Valid date: 02/03/2021
38 Adrian Road Abbots Langley WD5 0AQ - Construction of a detached outbuilding.
4. 21/0451/FUL Valid date: 01/03/2021
40 Harlech Road Abbots Langley WD5 0BF - Replacement roof to existing conservatory.